

1A/1B WEYHILL INDUSTRIAL PARK, WEYHILL



- Section 18 for Tenant
- Landlord instigated proceedings and claimed c.£175,000
- B.S agreed on costs range of £100,000 - £150,000
- Landlord's Section 18 valuation - £125,000
- Section 18 valuation on behalf of Tenant - £20,000
- Settlement - £75,000 (inclusive of all costs)
- Landlord had sold the property at lease expiry
- Their claim was that the freehold price achieved was lower than the open market value due to condition left by former tenant
- Matter of valuation – what was the property worth 'in repair'?
- Difficult to fully establish due to:
 - Poor location
 - Asbestos roof
 - Poor specification
- Negotiated settlement to avoid litigation costs