



55-57 CHURCH STREET, BILSTON



- Section 18 for Tenant
- Landlord's Claim – £114,000
- Tenant's initial response – £13,000
- Landlord's Diminution valuation – £75,845
- Tenant's Diminution valuation - £0
- Resolution – £0

- Key points:
 - Subject Property re-let shortly after formal vacation at the asking rental.
 - Landlord claimed unable to achieve an unrestricted FRI lease, but we observed the purported qualifications as to the flat roof to be of no diluting effect in practice.
 - Landlords claimed to have done certain other works but were unable, or unwilling, to produce certified copy invoices.

- Tenant advised by –



and



"Landlord had done works and had a s18 valuation to support his case"