



This form was submitted to the Eastbourne office at 2:39 PM on 22 December 2014

The property

Address: 70, LOWER RICHMOND ROAD, LONDON, SW15 1LL
Postcode: SW15 1LL
Reference No: 8976534/144

Part 1 - The property and you

1.1 What is the property used for? Retail sales
1.2 Name and address of occupier MR CARPET LTD, 32 RIVERSIDE ROAD, LONDON
Postcode: SW17 0BA
1.3 First occupied 01/01/1987
1.4 Do you own the property? No
1.5 Do you pay rent for the property? Yes

Part 2 - Your Landlord

2.1 Name of landlord Killochan (Richmond) Ltd
Address of landlord 17 DENEHURST GARDENS, RICHMOND
Post code: TW10 5DJ
2.2 Are you connected with the landlord? No

Part 3 - Your Rent

- | | | |
|-----|---|------------|
| 3.1 | Current total annual rent | £ 13000 |
| 3.2 | Date the rent became payable | 01/01/2014 |
| 3.3 | Date the rent was agreed | 01/01/2014 |
| 3.4 | Are you currently negotiating a new rent? | No |
-

Part 4 - What the Rent includes

- | | | |
|-----|---|-------------------|
| 4.1 | Do you pay rent for only part of the property? | Yes |
| | Details: | Ground floor shop |
| 4.2 | Does this rent include other property? | No |
| 4.3 | Does this rent include living accommodation? | No |
| 4.4 | Was this rent fixed in respect of land only? | No |
| 4.5 | Was this rent fixed in respect of a 'shell' unit? | No |
-

Part 5 - Your lease or agreement

- | | | |
|-----|--------------------------|------------------------------|
| 5.1 | Lease commencement date: | 01/03/2009 |
| 5.2 | Lease term: | 15 years, 0 months |
| | Open ended Agreement? | No |
| 5.3 | Type of agreement? | A lease or tenancy agreement |
-

Part 6 - Rent reviews

- | | | |
|-----|--|---------------------------------------|
| 6.1 | Does the lease agreement provide for rent reviews? | Yes |
| | At what intervals? | 5 years, 0 months |
| | Last review date? | 01/01/2014 |
| | Can the rent be reduced on review? | No |
| 6.2 | Is the rent shown the result of a rent review? | Yes |
| | Review date? | 01/01/2014 |
| | Rent Fixed by | Rent review with no-one else involved |

Part 7 - How was your rent fixed, if not by a review

- 7.1 How was your rent fixed? Rent fixed with no-one else involved
- 7.2 Rent Fixed By Rent fixed by a renewed lease

Part 8 - How is your rent worked out

- 8.1 Rent is based on: Open market value

Part 9 - Incentives and Payments

- 9.1 Were you given a rent-free period when the lease or agreement was granted? No
- 9.2 Did you *pay* a capital sum in respect of this lease or agreement? No
- 9.3 Did you *receive* a capital sum in respect of this lease or agreement? No

Part 10 - Responsibilities and costs

- 10.1 Who is responsible for the following costs:

Outside Repairs? Tenant

Inside Repairs? Tenant

Building Insurance? Tenant

- 10.2 Does the rent include any amount for the following costs:

Non-domestic Rates? No

Water Charges? No

Services? No

Part 11 - Parking at or near the property

11.1 Parking spaces/garages included in the rent

open spaces	0
covered spaces	0
garages	0

11.2 How many spaces/garages do you pay for?

open spaces	0
covered spaces	0
garages	0

Part 12 - Alterations and improvements

12.1 Have you or a previous occupier carried out any major alterations, improvements, refurbishments, initial fitting out or initial repairs to the property? No

12.2 Are/were you or a previous occupier required to carry out any works as a condition of the current lease or agreement? No

Part 13 - Any other factors

13 Are there any other factors that have affected the rent payable? No

Part 14 - Lettings and sublettings

14 Do you let or sublet any part of the property? No

Part 15 - Declaration

Name: DAVID COOPER
Position: ACCOUNTANT
I am the: Occupier
Daytime Telephone No.: 02088794121
E-mail Address: DAVIDCOOPER@MR-CARPET.CO.UK

Part 16 - Contact Details

Name: -
Daytime Telephone No.: -
E-mail Address: -
Correspondence Address: -
Correspondence Postcode: -