

JOB REFERENCE: XXXX

PROPERTY REPORT AND NEGOTIATION DOCUMENT

XXX Industrial Unit
XXXX
Oakley
Bedfordshire
MK43 XXX



FOR
Mr X

Prepared by:
XXXX

INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION

We have been instructed to inspect and prepare a Property Report and Schedule of Condition for:

Industrial Unit (currently trading as XXX)
XXX Industrial Estate
XXX
Oakley
Bedfordshire
MK43 XXX

We inspected the property on XXX

Property Report

This Property Report gives you advice on what we consider are the key property issues. However, there may be other issues that you also consider are important. We have usually taken these into consideration during the course of our investigations and would be more than happy to comment and ask that you raise these issues before you commit to purchase the lease.

Schedule of Condition

The Schedule of Condition that is sent as a separate document relates to the lease you are considering and helps protect you against future liabilities from dilapidations claims if legally appended to the lease.

Dilapidations defined:

Dilapidations is a legal claim against you with regard to the covenants within your lease which you have not kept to the standard required by the lease. The covenants typically divide into Repair, Redecoration, Reinstatement and Statutory Regulations. Your Legal Advisor should fully inform you about Dilapidations claims.

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Full Repairing and Insuring Lease

We have not seen a copy of the lease. We assume the property is being let on a standard Full Repairing and Insuring Lease (known as a FRI lease) and that any unusual or onerous clauses will be brought to our attention by your solicitor before legal commitment to purchase the lease.

Everything is negotiable

Remember with the purchase of a lease everything can be negotiated. Our golden rule is always to negotiate slowly and carefully as what is agreed at the start of the lease is generally what any future negotiations are based upon so it is so important to get it right at the start.

Existing dilapidations liability

As far as we are aware there is no dilapidations liability as this property has been let for the first time by the owner however the property is not to Full Repairing and Insuring standards which means you would have an instant liability.

Condition of the building is not up to Full Repairing and Insuring standard

We wish to emphasise that the condition of this building is not to a current Full Repairing and Insuring lease standard which means any work that is not carried out by the owner becomes your liability from day one.

Dilapidations liabilities are generally as certain as death and taxes particularly as most leases have clauses in them, which allow the landlord to charge all costs associated with a dilapidations to the leaseholder.

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Work to be carried out by the owner

The owner has advised that they are going to re-roof the asbestos roof and associated gutters and also remove what we have termed as the glazing store to the rear of the property (Area Three) as well as carrying out replacement and repairs to some of the windows.

ACTION REQUIRED: You need to have a specification of exactly what work is being carried out, by whom and to what standard as it will be you that is repairing/replacing it. We tend to find that work being carried out before the start of a new lease tends to be what we would term as below average standards when it is the leasehold and where it is the freeholder carrying out the repairs as in this case the standard can vary considerably.

Queries regarding Schedules of Conditions

We have over the years found that our Schedules of Conditions are often queried and challenged by the freeholder/landlord/their agents and we consider this to be a normal part of the property negotiation process and we are more than happy to work with you during these negotiations.

New leases and break clauses

With new leases it is important to remember that everything is negotiable on them regardless of what the landlord or their representatives say. We feel it is particularly important with long leases, which are leases in our opinion over five years, to negotiate break clauses that allow you to realistically give back your lease and walk away from the building and/or assign it to someone else/sell it to someone else.

Terms and Conditions

This work has been carried out as per our standard Terms and Conditions of Contract, which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

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SYNOPSIS

SITUATION AND DESCRIPTION

The property consists of two warehouses with pitched roofs linked by a flat roof area with a further small flat roof to the rear right side.

There is a shared access to the property and shared drainage along with we assume a shared septic tank.

The property has land to the left hand side. To the right hand side is a further warehouse that abuts it that is currently being used for car repairs/servicing/tuning (as advised by the occupier).

The exact age of the property is difficult to determine. The older part of Warehouse Area Three with the asbestos covered roof is fairly typical of what we would expect to have been constructed in the 1950's, possibly earlier.

If the age of the property is of interest to you your legal adviser may be able to obtain more information via the Deeds.

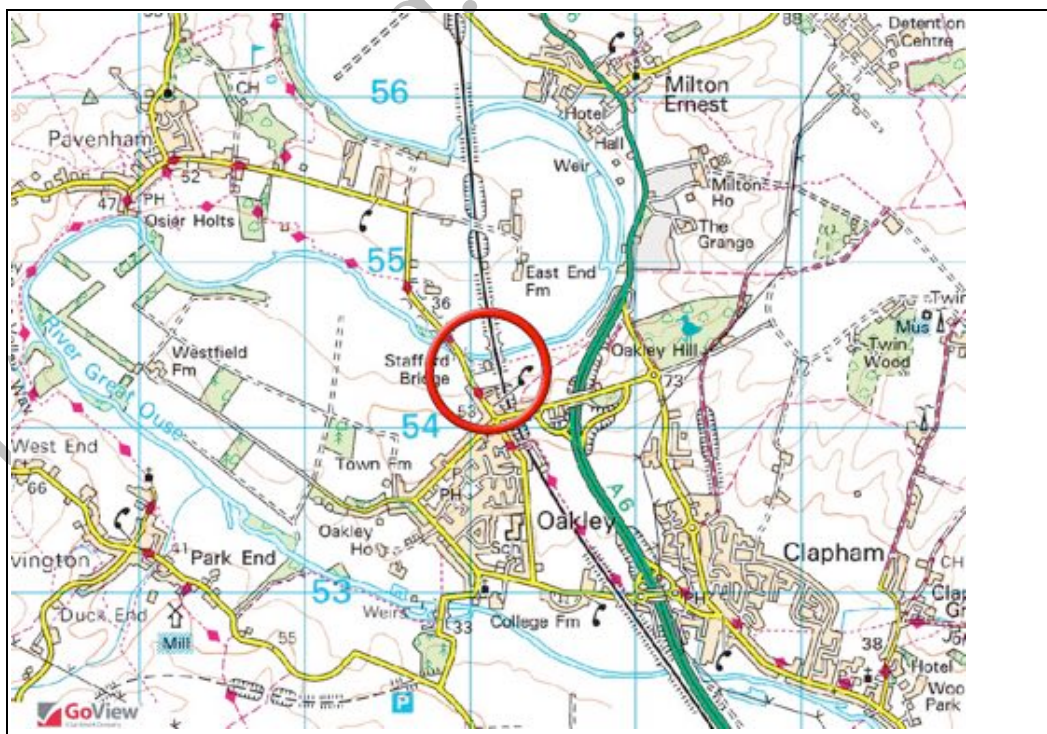
ACTION REQUIRED: Your legal adviser needs to check and confirm all of the above.

**1950s Bedfordshire
Warehouses**

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Location Plans



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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

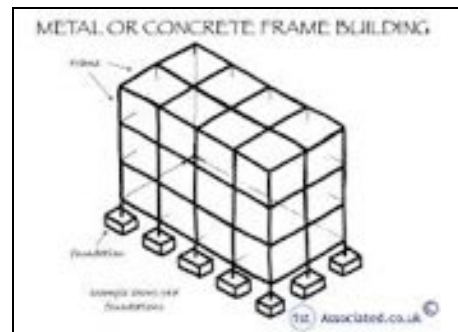
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.



Structural frame

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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SUMMARY OF CONSTRUCTION

External

Roofs:

Area One - Front:	Clad with profile metal sheets with GRP roof windows
Area Two - Middle:	Flat felt roof
Area Three - Rear:	Pitched, clad with asbestos with GRP roof windows
Area Three -Rear Right:	Small flat felt roof

The roofs were inspected from the flat roofs, the rest of the roof was too high to access from a ladder, we are happy to return with a cherry picker to inspect the roof if you so wish to instruct us.

Gutters and Downpipes: Asbestos and Plastic (all assumed)

Soil and Vent Pipe: Internal

Structural frame:

Warehouse Area One:	Metal portal frame
Warehouse Area Three:	'I' beam profile

Walls: Stretcher bond brickwork (assumed)

External detailing:

Windows:	Mixture of plastic double glazed windows with and without trickle vents and metal single glazed windows
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Doors:	Mixture of metal glazed doors and painted timber doors
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Internal

Warehouses One and Three:

Internal Roof/Ceiling:	Exposed ceilings and undercladding (assumed)
Perimeter Walls:	Brickwork, Blockwork and Plaster finish (assumed)
Internal Walls:	Brickwork, Blockwork and Plaster finish (assumed)
Floors: Ground Floor:	Painted concrete (assumed)

Area Two Offices:

Ceilings:	Painted modern plasterboard (assumed)
Perimeter Walls:	Generally painted plaster (assumed)
Internal Walls:	Generally painted plaster (assumed)
Floors: Ground Floor:	Carpet



Surrounding Areas:

The property has land to the left hand side. To the right hand side is a further warehouse that abuts it that is currently being used for car repairs/servicing/tuning (as advised by the occupier). The site slopes from right to left down to a railway siding and the Great River Ouse is nearby.

Services

We believe that the property has a mains water supply, electricity and gas (all assumed). We are advised the property has a shared septic tank. We have not turned any services on or tested the services.

Heating:	Not located
Electrics:	The electrics are located in Warehouse Area Three
Gas:	Not located
Drainage:	The manholes are located to the left
Septic tank:	Shared septic tank to left

We have used the term 'assumed' as we have not opened up the structure.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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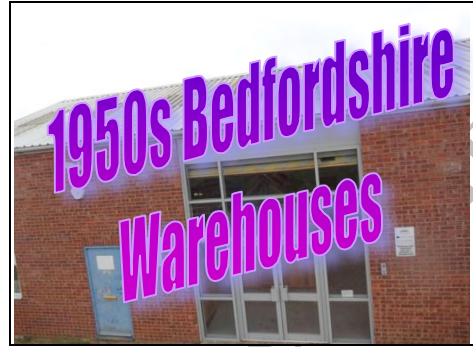


EXTERNAL PHOTOGRAPHS

Area One



Front view



Front view



Rear view



Rear view close up



Left view



Right view

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Area Two



Flat roof



Left view



Right view

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Area Three

(We have considered the front view as being parallel to the front view of Area One where the main entrance is)



Front view in line with front entrance



Rear view



Close up of rear view



Left view



Rear right flat roof

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what your priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 400 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When taking on a lease we believe there are three key areas that you need to consider, these are:

The Business

Only you can decide upon the true potential of this property for your future business and its value to you; although we do recommend taking independent advice on the market value as this identifies what the typical user would pay.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature.

ACTION REQUIRED: We ask that your Legal Advisor brings any onerous or unusual clauses to your and our attention before legal commitment to purchase. For the purpose of this report we have assumed this is a standard full repairing and insuring Lease.

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The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease and its future condition.

Schedule of Condition recommended

You are currently reading the Property Report, which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it and should be signed and appended to the lease.

Only one opportunity to negotiate

We would remind you that you only have one chance to negotiate the rent price correctly at the start of the lease. The rent agreed at the start of the lease will affect all future rent reviews so ensure you are paying the market rent/the lowest rent possible and be aware that rent free periods, stepped rents, etc do not lower the rent value. You also need to ensure that the Schedule of Condition is appended to the Lease to minimise future repair liability.

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The Summary

The Summary is divided into the good, bad and the ugly or as we have titled the sections here plus points, medium priority and high priority. This is to enable you to get a better understanding of the potential and issues with the property.

Plus Points

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

To summarise these into plus points:

- 1) New lease and as such everything should be negotiable.
- 2) The owners advise that they will be carrying out work on the property. We were advised:
 - 1) New asbestos roof and gutters
 - 2) Removal of internal storage area
 - 3) Windows and doors

ACTION REQUIRED: Specification required on the quality of work to be carried out. We would add in our experience that tenants leaving properties can carry out very poor quality repairs, however landlords leaving properties, as in this case, work varies considerably as to whether repairs are good quality or poor.

We are sure you can think of other things to add to this list. We would be more than happy to discuss these; kindly contact us at your convenience.

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Medium Priority

Problems / issues raised in the 'medium priority' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) General condition not to FRI Lease standards

We would advise that the property is not to typical Full Repairing and Insuring lease standards as inspected at the time of our survey which means there is work to be carried out by the existing leaseholder and/or the landlord.

We would add that typically a Full Repairing and Insuring lease requires full repair and redecoration when the lease comes to an end one month before known as yielding up/giving the property back.

Yielding up / giving back the property

We have detailed items within the Schedule of Condition which we do not believe are to the standard set within typical covenants (terms and conditions of the lease) as the property stands.

ACTION REQUIRED: We would not take on this Lease without a Schedule of Condition being legally appended to the Lease and the condition of the property being agreed and understood with the Landlord and their Legal Advisors.

In this case we would be looking for a reduction in the Lease value and Lease rent and as mentioned we would not consider taking on the Lease without a Schedule of Condition legally appended to the Lease.

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2.0) First time let

Not so much a problem, more a change of circumstances that requires good management to ensure that everything is in place.

Where we find properties are first time let, depending on the owner that is letting out there can be a slowness in response/not feeling that various things are required. One of these would be typical report on the condition of the property by specialists.

Test certificates to be provided on:-

1. Electrics – The electrics look dated and we believe are in need of updating. An Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report (you need to see these in working order)
3. Asbestos - up to date asbestos report with samples. We would specifically ask, regardless of what work they have carried out to the asbestos roofs, that they have an asbestos report carried out with samples as there are liabilities associated with asbestos.
4. Drainage – closed circuit TV camera report /Septic tank report.
5. Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
6. Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
7. Safe Access System - Ensure there is a full safe access system for maintenance access and that this has been tested.
8. Any proposed planned maintenance that the landlord will be carrying out before the Full Repairing and Insuring lease takes

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place on the basis of the property condition and Schedule of Condition.

Tests and reports are standard requirements of a Full Repairing and Insuring lease as is redecoration before the end of the lease. We have not been instructed to carry out independent separate services tests.

3.0) Metal profile sheet roof rusting

The metal profile sheet roof is rusting and also the cut ends are flaking. We find this on poorer quality roofs.



Rusting



Edge/end of cladding is rusting



Rusting to sheet ends

Leaks coming through the roof

It was noted that there are various leaks coming through the roof.

We could see surcharging to the rear of Warehouse Area One which is where water is overflowing off the roof or off gutters.



Surcharging

ACTION REQUIRED: Recommend excluding roof from the lease.

Or

Landlord to carry out repair/replacement works.

Or



Joint high level inspection with the landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease from high level cherry picker or equivalent to agree condition.

4.0) Roof lights

The GRP (glass reinforced plastic) roof lights are in poor/fragile/fatigued condition due to their age and wear. We could see there have been some repairs to some of the roof windows.

ACTION REQUIRED: It would make sense to replace all of the roof windows. We also noted internally that some of the reveals/edges to the roof windows also looked to be defective/had failed.

ANTICIPATED COST: This depends on the quality required. We would allow the sum of £500 - £1,000 per individual roof window and a reduction in cost if several roof windows are replaced; please obtain quotations.



Roof windows in poor condition



Flashband repair

Flashband Defined

Flashband is a sticky backed felt, which is best used for temporary repairs only.

5.0) Large flat, flat roof to Area Two

There is a reasonably large flat flat roof to the middle of the property. It has some wear. There are no obvious visual signs of leaks.



Flat roof to Area Two

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Flashing coming away



Shingle missing



Right hand detailing

ACTION REQUIRED: You need to be aware that you may have to insulate the roof when carrying out repairs due to the requirements of building regulations on roofs.

ANTICIPATED COST: £7,500 - £10,000; please obtain quotations.

6.0) Asbestos

There is an obvious asbestos area, which is the rear asbestos roof, which also has asbestos gutters. We are advised, by the owner, that they would be replacing these however often items can be missed.



Asbestos roof

We always give a warning of asbestos within properties when buildings are of this era as although we were starting to understand the problems associated with asbestos, we were not fully aware. Asbestos was considered a wonder material at one point in time and was used for almost anything wood could be used for and also insulation.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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ACTION REQUIRED: You need to have your own asbestos report once the work has been carried out by an independent contractor. This is essential as you will have liability for asbestos when the lease starts.

ANTICIPATED COST: £500 to £1000 for an asbestos report (five hundred to one thousand pounds); please obtain quotations.

7.0) Quality of repairs not under your control

The owner has said that they will carry out works to:

- 1) Asbestos roof and gutters
- 2) Removal of internal storage area
- 3) Windows and doors

ACTION REQUIRED: Particularly in relation to items (1) Asbestos roof and gutters and (3) windows and doors we recommend you ask for insurance backed guarantees for any work carried out by the owner that is equivalent or equal to the period of your lease. You should obtain an asbestos certificate saying that all asbestos of any sort has been removed from the building by an independent asbestos specialist (not the contractor that has carried out the work as they are/can be biased).



8.0) Rusting to Warehouse Areas One and Three

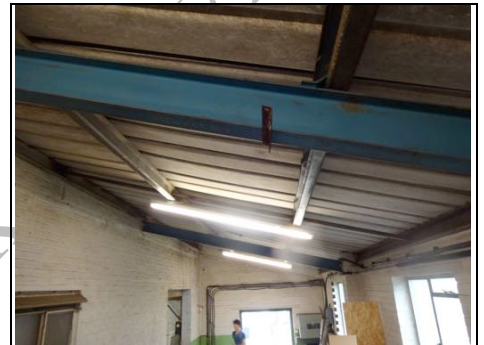
There are rust spots to the metal frame and they are generally dirty and have not had maintenance for a long time.



Dirty and marked

ACTION REQUIRED: Add rust stop agent, repair, prepare and redecorate.

ANTICIPATED COST: In the region of £5,000 - £10,000; please obtain quotations.



Rust

9.0) Second flat roof

There is a small second flat roof that we would comment is starting to wear and has areas of dampness and moss sitting on the roof.



Worn roof over kitchen/toilet area

ACTION REQUIRED: Budget to replace roof before the end of the lease.

ANTICIPATED COST: £2,000 - £5,000; please obtain quotations. You need to be aware that you may have to insulate the roof when carrying out repairs due to the requirements of building regulations on roofs. Negotiations may need to take place with next door with regards to detailing of this area as it meets/is part of their flat roof.

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10.0) High level work

High level work can be expensive. The guttering to the property is relatively high level. We can see grass literally growing out of the asbestos gutters to Warehouse Area Three although we were advised that this will be replaced, you need to ensure that this is replaced.



Grass growing in gutters

No safe access to high level areas

There is no way of carrying out maintenance to high level areas which means it will be very difficult to access some areas for example the flat roof over Area Two.

ACTION REQUIRED: Add safety system. This could range from being a ladder access, safety rail or eye bolts which safety harnesses are fixed to which are generally known as a man safe system.

ANTICIPATED COST: A few thousand pounds, ideally this should be added by the existing owner.

11.0) Thermal efficiency

This age, type and style of property generally has poor thermal efficiency. In years gone by we did not consider energy bills and heating costs in the same way as we do today.

We would advise that in the not too distant future there is likely to be government legislation with regard to what you can and cannot rent and the thermal efficiency required to properties such as this. We feel that these properties may have to be upgraded to make them rentable in the future.

We feel it is likely to be a driving factor with regard to having new roofs on a buildings and new cladding.

We would draw to your attention the various areas:

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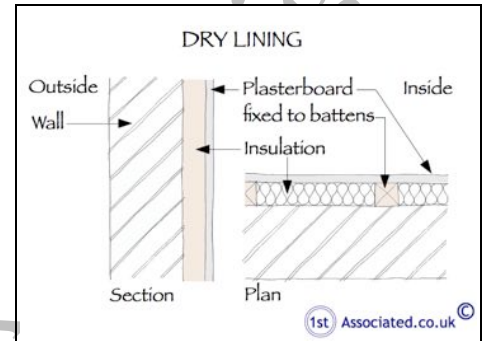


- 1) Metal single glazed windows – better thermal efficiency can be achieved
- 2) As heat rises the main area to consider is the roof which looks to have minimum insulation
- 3) Walls are solid however could be dry lined depending upon the proposed use for the building.



Metal windows

ACTION REQUIRED: We would recommend you have the property thermal imaged during the winter months and have an energy performance certificate carried out if you do not already have one.

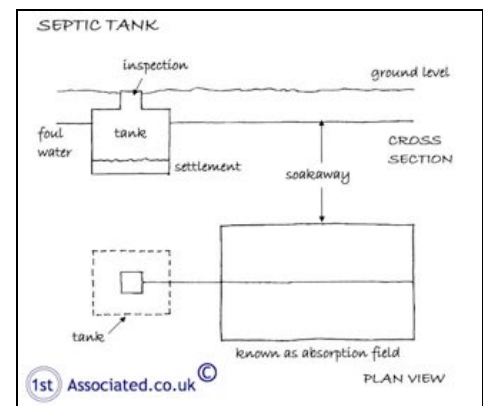


Dry lining

12.0) Services

12.1) Shared sewerage system – septic tank

The property is served by a traditional septic tank installation, a private drainage arrangement that is entirely the responsibility of the building owner. Septic tanks can be of brick, concrete or modern GRP construction but should all operate on the principle of solids being broken down by bacteria, the partly treated foul water then being disposed of by discharge into adjacent ground by a system of soakaways, land drains or perforated pipes: we have been unable to determine the adequacy of treatment or the effectiveness of the disposal arrangements.



Septic tank

ACTION REQUIRED: We have not seen this, we suggest it is excluded from the lease.



12.2) Lighting

Some of the current lighting is dated. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

ACTION REQUIRED: The lighting should be appropriate for the use and upgraded as necessary.

12.3) Space Heating

There was very limited heating at the property internally. You need to establish if it is suitable for your requirements.

12.4) Energy saving measures

There looks to be next to no energy saving measures within this property.

High Priority

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

Bringing this property up to the standard of a full repairing and insuring leased building. Please ensure everything is in writing as we frequently come across people who are advised work is going to be done but is not carried out.

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OTHER MATTERS

Fire Safety/Fire Alarms/Emergency Lighting

Specialist advice should be sought.

Security Alarm

We noted cameras, we assume there is an associated security alarm system.

ACTION REQUIRED: You need to check with your legal advisor as to the alarm system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting, a past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect the let-ability of a property.

Equalities Act 2010

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities

It should be appreciated that the definition of disability is all encompassing, hence includes those who are partially sighted, heard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair uses, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in

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some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

In this case we would comment that there were no obvious facilities.

ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

Asbestos Register

Asbestos was noted. Asbestos was commonly used post war until it was banned only in the 1990s, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.



SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

Our focus would be with regard to the roofs. The asbestos roof as we have mentioned several times we are being advised is being replaced; you need to ensure that gutters and downpipes are also replaced.

The metal roof has also got problems. We did speak to the owners about replacing this at the same time and they would not commit either way. We recommend that you should have this as part of your negotiations.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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REPORT INFORMATION

EVERY BUSINESS TRANSACTION HAS A RISK

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

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If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

For and on Behalf of
XXXX Limited
Independent Chartered Surveyors
XXXX

This Report is dated: XXXX

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APPENDICES

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FACILITIES

(All directions given as you face the property)

The following gives a general overview of the facilities at the property.

- 1.0) Showroom in Warehouse Area One comprising three bays
- 2.0) Office Area Two comprising three cells/rooms
- 3.0) Rear Warehouse Area Three with cut glass store comprising welfare facilities (kitchen and toilets)
- 4.0) Workshop area in Area Three to rear under single storey roof

Boundaries

- 1.0) Front: Within curtilage of property
- 2.0) Left: Within curtilage of property
- 3.0) Right: Adjoining neighbouring building
- 4.0) Rear: Approximately 1m from boundary fence

Note, we have not seen a copy of the Deeds and assume the boundary is to be as visually set out above.

Your Legal Advisor to check and confirm boundaries and your legal rights with regard to access, parking and permitted hours of work.

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LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

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WEATHER

It was a mild day at the time of the inspection. The weather did not hamper the survey.

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

OCCUPIED PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within the property. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to:-

- 1) We have had a limited view of the roof.
- 2) The property has been viewed from ground level and from Area Two flat roof; we would be happy to return and view with a cherry picker which is what we would recommend.
- 3) The fixtures and fittings limited our view internally.
- 4) We have not had the benefit of opening up the walls, as we do not feel we can do this without damaging the property.
- 5) We have not had the benefit of opening up the floors or taking core samples, as we do not feel we could do this without damaging the property.
- 6) We have not turned any services on or tested the services.



- 7) As we have not met you at the property we have had to make various assumptions with regard to your priorities. Please kindly contact us to discuss your specific requirements.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect lease value.

ACTION REQUIRED: You need to ensure that the leaseholders have adequate insurance.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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