

JCR 7 Bath Place Tenancies

Unit	tenant	size sq. ft.	lease commencement	current					Deposits held	Notes	
				initial rent	headline rent	rent start date	length of lease	lease expiry			
Ground floor	Project	623	01/08/2023	£23,000	£24,000.00	01/08/2023	3 years	31/07/2026	£6,000		
First Floor	Senia	928	24/09/2024	£32,000.00	£34,000.00	24/10/2024	3 years	23/09/2027	24/09/2026	£10,250.00	Rent up to £36,000 24/09/2026
Second Floor	empty	955			£30,000						
Third Floor	Kintzing	948	27/10/2023	£33,215	£33,215.00	27/12/2023	5 years	26/10/2028	26/10/2026	£8,303.75	Rent up to £39,470 27/10/2026
Total		3454			£121,215					£24,554	

Note ERV suggested for empty floor in blue