

**TENANCY SCHEDULE**

**2-12 Ashdown Road Chandlers Ford SO53 5RD**

<b>Address</b>	<b>Tenant</b>	<b>Term</b>	<b>Repairing Obligation</b>	<b>Rent Review</b>	<b>Break Option</b>	<b>Rent (PA)</b>	<b>Lease Expiry</b>	<b>ERV</b>	<b>In / Out LTA 1954</b>	<b>Other Comments</b>
2/2a Ashdown Rd & Garage 7 Sycamore Ave	Siu King Wong	10 years from 31/05/2023 exp 30/05/2033	Effective FRI	5th & 10th	No	£16,000.00	30/05/2033 8 yrs 7 months	£17,200	Inside	SC annual cap at £1,000 +VAT
4/4a Ashdown Rd	Prince Rajguru	10 years from 05/10/2023 exp 04/10/2033	Effective FRI	5th	No	£15,600.00	04/10/2033 9yrs	£18,200	Inside	Tenant to pay no more than £2,000 + VAT in any one year for keeping the external of the property in repair & decorated
6-12 Ashdown Rd	One Stop Convenience Stores Ltd (Reversionary Lease to Tesco Stores Ltd)	15 years from 01/01/2013 exp 31/12/2028 *	Effective FRI	5th & 10th	No	£38,500.00	31/12/2028 3 yrs 3 months	£45,000	Inside	*New reversionary lease agreed on a 15 yr term with day one Rent review (01.01/28), 5 yearly RR. 10th yr break at the current passing rent.
<b>Flats</b>										
6a Ashdown Rd		AST				£11,700.00		£11,640		£975 pcm
8a Ashdown Rd		AST				£11,400.00		£11,640		£950 pcm
10a Ashdown Rd		AST				£10,740.00		£11,640		£895 pcm
12a Ashdown Rd		AST				£10,740.00		£11,640		£895 pcm
<b>Totals</b>						<b>£114,680.00</b>		<b>£126,960.00</b>		