

PROPERTY/TENANCY SCHEDULE

Description of Properties:

ADDRESS	TENANT	ACCOMMODATION	LEASE TERMS	RENT PER ANNUM
165 North Lane Aldershot	Rooster Shack	690 sq ft Ground Floor 100 sq ft Storage 1 Parking Space	10 year FR&I lease from 1 April 2019 – rent review and tenant break at 1 April 2024	Rent £9,500 (plus VAT) Rent Deposit held £2,850 Svc Chg £250 per quarter
167 North Lane Aldershot	David Holmes t/a's Holmes & Sons Funeral Directors	645 sq ft ground floor 65 sq ft storage 1 Parking Space	Lease renewal 10-10-22 for a term of 10 years outside L&T tenant break at the fifth year 9-10-27 coupled with a rent review	£11,000 pax + VAT Svc Chg £250 per quarter
169/169a North Lane Aldershot	Tantastic	795 sq ft Ground Floor 1 Parking Space (located to 177)	12 year FR&I lease from 10-02-20 Rent Review every 3rd year (reviewed to £18,000 on 10-02-23) Next RR 10-02-26) Lease outside L&T Act	£7,000 Flat £11,000 + VAT Shop Svc Chg £250 per quarter
171/171a North Lane Aldershot	May's Chinese Take Away	725 sq ft Ground Floor 1 Parking Space	FR&I Lease dated 28-09-2004 extend by 12 years from 27-09-24 – lease will expire 2036 Rent review clause every 4th year next review 28/09/24 –	Rent £18,000 £10,000 + VAT £8,000 Flat Rent Deposit held £5,000 Svc Chg £250 per quarter
173-175 North Lane Aldershot	One Stop Store	2,300 sq ft Ground Floor 100 sq ft kitchen/WC 4 Car Spaces	10 year FR&I Lease dated 14-12-16 rent review/break clause at end of 5th year 14/12/21	£24,000 pax + VAT 13-12-17 Svc Chg £500 per quarter
165a North Lane 167a North Lane 173a North Lane 175a North Lane		First & Second Floor Flats		Ground Rent £75 pa Ground Rent £75 pa Ground Rent £50 pa Ground Rent £0 pa

Total Rental Income as at Oct 22 - £80,500 pa exclusive of VAT Ground Rent Per Annum £200 overall rent £80,700