

Rent and lease details



**Reference:** 12234896/285

**Property:** 1ST FLR REAR 34, BILLING ROAD, NORTHAMPTON, NN1 5DB

## Check your answers

### About you

Full name	Dermot Fox
I am (or represent) the	Owner or trustee for owner
How would you like us to contact you?	Email
Email	dermotfox@gmail.com

### About the property

What is the property used for?	Clinic
Who occupies the property?	A company
Company name (occupier)	The Foot Clinic
Name of contact for occupier	Dermot Fox
When did they first occupy the property?	10/2019
Do you own the property?	No
Do you pay rent on the property?	Yes

### Lettings and sub-lettings

Is any part of the property currently let or sub-let to anyone else?	Yes
The tenant's name	contact Martin 07747 463464

Address	1ST FLR REAR 34 BILLING ROAD NORTHAMPTON NN1 5DQ
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How much of the property is let or sub-let?	All of it
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What is the let or sub-let property used for?	ommercial
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How much rent is paid each year for this let or sub-let (excluding VAT)?	£2400
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When did the let or sub-let start?	10/2019
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## The landlord

Landlord's full name	Martin Tel 07747 463464
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Address	38 Billing Road Northampton NN1 5DQ
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Aside from the relationship as landlord and tenant, is there a personal or business connection?	No connection
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## The current lease or agreement

What is the type of lease or agreement?	No agreement or a verbal agreement
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When did the current agreement start?	10/2019
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Is the current agreement open-ended?	Yes
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## How the rent was fixed

Was the rent fixed between the tenant and the landlord (or an agent)?	Yes
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Is this rent	A surrender and renewal
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## The rent

What is the current annual rent?	£2,400
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When did the tenant start paying the current rent?	1/10/2019
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When was the rent amount agreed or set?	1/10/2019
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Is the tenant (or their agent) negotiating a new rent?	No
What is the rent based on?	Open market value

## What the rent includes

Does this rent include any living accommodation?	No
Is the rent paid for only part of 1ST FLR REAR 34, BILLING ROAD, NORTHAMPTON, NN1 5DB?	No
Does this rent include any other business property?	No
Is this rent based on use of the land only?	No
Is this rent based on an empty (shell) building without fixtures & fittings?	Yes
Provide details for any questions where you answered 'Yes'.	It needed kitchen units and vinyl flooring.
Is the use of parking spaces or garages included in this rent?	Yes
How many parking spaces or garages are included in the rent?	1 open space 0 covered space 0 garage
Does the tenant pay extra for the use of parking spaces or garages?	No

## Incentives and payments

Was there a rent-free period?	No
Did the tenant pay anything to the landlord to take on the lease?	No
Did the tenant receive any money from the landlord or previous tenant to take on the lease?	No

## Responsibilities and costs

Who is responsible for paying for repairs outside?	Landlord
Who is responsible for paying for repairs inside?	Landlord
Who is responsible for paying for buildings insurance?	Landlord

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Are business rates included in the rent? No

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Are water charges included in the rent? No

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Are service charges included in the rent? No

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### **Alterations and improvements**

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Has the tenant carried out any major alterations to the property in the last 15 years? No

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### **Any other factors**

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Has anything else affected the rent? No

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**ONLY SIGN BELOW IF REQUESTED BY THE VALUATION OFFICE AGENCY**

label.declaration

**Print name (in capitals)**

**Signature**

**Date signed**

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This is a Notice served under paragraph 5(1) of schedule 9 to The Local Government Finance Act 1988 by the relevant valuation officer. I believe the information requested will assist me in carrying out functions conferred or imposed on me by or under Part III of that Act.