

Tenancy Schedule – Units 1-4 Victoria Mews, Fleet Road, Fleet, GU51 3PD (January 2024)

	Tenants	Lease Start Date	Lease Expiry Date	Break Clause	Current Rent Passing (per annum)	Next Review Date	Basis of Review	Other Comments	EPC Rating
Unit 1 & Part Unit 2	Countrywide Estate Agents	1 May 2018	30 April 2028	30 April 2023	£35,000	1 May 2023	Upward only	VAT payable on rent. Recharge service charge. £200 head rent payable reviewed 25 yrly. Head rent review 24 March 2030.	B
Unit 3 & Part Unit 2	Untold Gaming Ltd	5 June 2020	4 June 2030	7 June 2025 6 months notice	£45,000	8 June 2025	Upward only RPI	Rising rent to £50,000 from 7 Dec 2024. The lease has recently been assigned following purchase of the business. There is a £15,000 rent deposit as well as personal Director guarantor.	B
Unit 4	PR Hillier, PJ Edwards, JK Edwards, DA Hillier	28 Apr 2006	29 June 2058	n/a	£200	24 Mar 2030	Formula RPI	Long leasehold sold. £200 head rent payable April reviewed 25 yrly. Next review 24 Mar 2030. Tenant pays rent 1 Dec and 1 June.	B

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