

Can you afford not to appoint Earl Kendrick on your dilapidations?

Commercial property leases contain clauses which require the Tenant to repair, redecorate and reinstate alterations at the end of the lease term. Seldom are properties handed back with full compliance which can be costly and unpredictable as a Tenant or a Landlord. A Schedule of Dilapidations is an assessment arranged by a Landlord or Property Manager to assess the condition of a property at the end of the lease.

“Dilapidations” is the name given to a claim by a Landlord against their Tenant for the cost of putting the property back in to repair at the end of the lease.

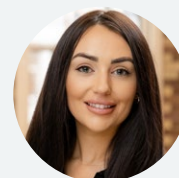
At **Earl Kendrick** we specialise in this service. We work for either the Landlord or the Tenant at lease end to protect your position financially and legally. Initially we review the lease/s, carry out the site inspection and create a Schedule (acting for Landlord) or respond to a Schedule (when acting for the Tenant).

After the initial documentation is served we will navigate the negotiations process with you right up to completion and we are here to advise on all angles and nuances that will arise.

Earl Kendrick negotiate on your behalf to ensure a fair and reasonable financial settlement.

Earl Kendrick also offer a valuable service to provide Tenants with a likely liability (ie a likely cost) when exiting a lease. This is called a **Dilapidations Liability Report**.

We review the lease/s, carry out the site inspection and issue a two page overview report with a bottomline figure on what the likely worst case scenario will be. This type of report is increasingly becoming more popular for budgeting purposes and forecasting the likely exit costs to an organisation.



Ashley Coward
Proposal & Bid Coordinator
— EK Group

ashley.coward@earlkendrick.com
T: 020 3667 1510

Ashley and the team would gladly discuss any of your dilapidations queries with you.

Call our London office on
020 3667 1510

Email us on
enquiries@earlkendrick.com