

Transaction Type: Lease - Rent Review - Final

Old No: 0

**Property/Site Details:**

Land/Cmttee Ref: Investment Cat:	Housing INDS	File No: W3060	Deed Packet No: 46917	Rateable Value: Unknown	UPRN: Unknown
Property/Site Address: Land at Wainwright Street and Park Street Aston Birmingham Postcode: B6 5TJ	Description: (Pal no: 00732). Rectangular shape located within an industrial area, consisting of a purpose built large industrial building secured by palisade fencing. Use: E - Industrial				
Ward: Nechells	Net Area Sq M: 3,216sqm	Net Area Sq Ft: 0.79 acres	Gross Area Sq M:	Gross Area Sq Ft:	Plan No:

**Tenant Details:**

Tenant Name: German Christmas Company Ltd Tel No:	Rent Demand Address: 41 Church Street Birmingham B3 2RT	Business Address:  Same as rent demand address  marion@thebfcm.co.uk
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**Transaction Details:**

Rent Review Date: 24/05/2024	Term: 99 Years	Start Date: 24/05/1982	Interest Status: Lease	Review Pattern: 7 Yearly	Next Review/Lease End Date: NR - 24/05/2031 LED - 23/05/2081
Agreed New Rental: £33,250pax	Method of Payment: Half Yearly Arrears		Other:		
Prev Rent: £24,500pax					
Rent Roll No: 3100236412	Liabilities:	NDR Rates: Tenant	Internal Repairs: Tenant		
Service Charge: TV2KP	Sub Analysis: /TV2KK	Insurance: Tenant	External Repairs: Tenant		
		Plate Glass: Tenant	Water Rates: Tenant		
Val Form No: 69068	Valuation Report No: BNP	Valuation Report Date: 13/12/2024	Job Code:	Legal Services Matter No:	
Completion Date: 18/12/2024					

Income: Please note rent review WEF 24/05/2024 has been agreed at £33,250pax. Please invoice and collect rent accordingly.

The rent is to be split with Leaders 12.573% & Housing 87.427%.

Tenant has returned signed rent review memorandum. Invoice raised for back dated rent - Batch no. 00011825

Each side to bear own costs

Estate Manager is M2 surveyor.

**Marketing:** Terminations Database Updated  Lettings Team Instructed

Manhattan Progress	Property Ref:	2826	Unit Ref:	0	New Lease Ref:	0	Prev Lease Ref:	2585	Tenant Ref:	15202	Prev Tenant Ref:	0
	Property Level	<input type="checkbox"/>	Unit Level	<input type="checkbox"/>	Lease Level	<input type="checkbox"/>	Tenant Level	<input type="checkbox"/>				

# BIRMINGHAM PROPERTY SERVICES

## Memorandum

Valuer: Anser Suleman

From: BPS M2 / AS / AH

Memo No: 73727

Tel No. 07704 539007

### DISTRIBUTION TO:

Distribution Date:	<input type="text" value="23-01-2025"/>
File Copy	<input checked="" type="checkbox"/>
Sequence Copy	<input checked="" type="checkbox"/>
Deed Copy	<input type="checkbox"/>
Review Unit	<input type="checkbox"/>
Plan Attached	<input type="checkbox"/>
Property Records	<input checked="" type="checkbox"/>
Muniments Assgts/Charges/RRs	<input type="checkbox"/>
Plan Attached	<input type="checkbox"/>
Non Domestic Rating	<input type="checkbox"/>
Plan Attached	<input type="checkbox"/>
Property Income Unit	<input checked="" type="checkbox"/>
Previous Memo Part. BPS/ /	
Dated	Refers <input type="checkbox"/>

### PLEASE NOTE:-

Anser Suleman	<input type="checkbox"/>
Parvez Choudhury	<input type="checkbox"/>
Naomi Griffin	<input type="checkbox"/>
ASK TF CAFM	<input type="checkbox"/>
	<input type="checkbox"/>
Valuation Form Scanned	<input type="checkbox"/>

*A. Umthaque*

Additional Comments

AH / 23-01-2025

Initials (1) *A. Umthaque*

Initials (2) \_\_\_\_\_

Abrarul Haque **Originator**

*A. Suleman*  
**Authorising Officer**