



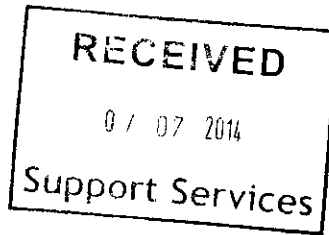
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The Property Profession

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Our ref: FGW.JMG

28th November 1995

R E Gore Esq
Director
R E Gore Building Services Limited
Unit 1C Towngate Business Centre
25 Thames Road
Barking
IG11 OJP

COPY

Dear Mr Gore

RE: WORKSHOP PREMISES R/O 62-68 LITTLE WAKERING ROAD GREAT WAKERING
ESSEX

I would refer to our conversation over the telephone on Friday of last week, when I confirmed that I had now received the two references in support of your application to take a tenancy of these premises.

I have discussed the matter with my Clients and they are prepared to proceed with the matter on the basis of the terms which had been previously discussed and to which I referred in the course of our conversation over the telephone.

As promised, I now set out the terms of the proposed Agreement and should be grateful if you would confirm that these are, in fact, acceptable to you and, if so, I will proceed to prepare the formal documentation for signature.

1. The premises to comprise the Workshop known as " " rear of 62/68 Little Wakering Road and to include the area of land standing on the Northern side, with the exception of the site of the toilet block to be constructed. The other occupiers within the development have the right to cross such parts of that area to gain access to the toilet block (the detail to be shown on a Plan to be attached to the documentation.)
2. The Landlords to be J. Flower [REDACTED]
The Tenant to be Richard Gore.
3. The tenancy to be for a period of one year to commence from the 4th December 1995.
4. The rent to be at £1,800 per annum exclusive. The first payment to be made on the signing of the Agreement and subsequently by Standing Order monthly in advance.
5. The Tenant to be responsible for reimbursing the Landlords' costs of insuring the premises.


6. The Tenant to be responsible for the payment of the Uniform Business Rate to the appropriate Authority (there is no separate payment for Water Rate).
7. The Tenant to take the premises in their state and condition as at the commencement of the Tenancy, the Tenant subsequently to be responsible for maintaining the premises in a tenantable condition.
8. The premises to be occupied for the purposes of the storage of Motor Vehicles.
9. The Tenant to be responsible for the payment of the costs of the preparation of the documentation not exceeding the figure of £50.00 with the addition of V.A.T.
10. The Landlord, following upon the completion of the Tenancy Agreement, to undertake to construct and complete a new toilet block adjoining the Northern elevation of the building, on the site shown on the Plan. Until such time as the new toilet block has been erected and completed, the Tenant to allow other occupiers of the Units in this development access to the facilities within the building.

I trust that the foregoing terms accurately reflect the outcome of various discussions which have taken place on this matter and, as I have mentioned, I shall be grateful if you will confirm that this is the case and I will then proceed to prepare formal documentation.

I understand that you are prepared to arrange for the clearance of the premises prior to your full occupation and this aspect of the matter has already been discussed. As I also mentioned, my Clients will meet you on the site at some convenient time to discuss the matter of the electrical supply, metering and like matters.

I, therefore, look forward to hearing from you as soon as possible.

Yours sincerely
GREGSON WRAY Watson Temple



GREGSON W R A Y

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V.A.T. No: 451 9975 09

A/c No: 11/S/2606

Date: 18th December 1995

57a Christchurch Road
Southend on Sea
Essex
SS1 4JW

Our Ref: FGW.JMG

Your Ref:

RE: WORKSHOP UNIT *B* 62/68 LITTLE WAKERING
ROAD GREAT WAKERING

To our Professional Services.

To your instructions to advise upon the rental value of these premises and to subsequently arrange for the re-letting.

To our inspection and the submission of our recommendations.

To preparing details of the premises for circulation to applicants, advertising and generally dealing with enquiries, particularly following upon the erection of a board.

To receiving an enquiry from Mr. R.E. Gore and negotiating with him terms of a tenancy for one year at a rent of £1,800.

To various discussions concerning the proposed letting and completing all the necessary arrangements on your behalf.

Fees: say, based on 10% of the annual rent

£180.00

V A T:

31.50

15-1-96

£211.50



Mrs T Lambert,
214 Little Waking Road,
Little Waking,
Essex
SS3 0JN

Premises/REG/sl

Date: 5th October 2009

Dear Mrs Lambert,

Re: Unit B (rear of 62-68 Little Waking Road)

Thank you for your letter dated 30th September 2009 advising me of the termination of the lease for the above property. I will arrange clearance over the next few months so that it is empty by 1st January 2010.

We have done nothing to the unit since we took it over many years ago. There was a great deal of accumulated rubbish and building materials when we moved in, the majority of which we disposed of, but there was some items we left in one corner (roof sheets, benching etc) in case they were ever required. Once we have cleared the unit I'll call you to see if you wish to retain them.

Finally we have had to board up the windows on the East elevation due to many acts of vandalism over the years. I see no point in re-glazing the windows as they are only likely to be broken again. I would welcome your thoughts on this.

