

Mr D Nicklin
RC Trustees Limited

BY EMAIL ONLY TO: emily@retirement.capital

Our Reference: NW/131212.001

17th September 2024

Dear David

Re: Lease of 70A Mardol, Shrewsbury

Thank you for instructing Wace Morgan in connection with the above matter. I confirm that I will be pleased to act on your behalf. Please find enclosed our client care letter setting out the terms that I will act for you together with associated documentation.

I would be grateful if you could sign and return to me the duplicate client care letter in the pre-paid envelope along with the payment on account of costs.

Details of the transaction

You have agreed to let 70A Mardol to Jacqui and Simon Seymour. There is no agent involved however, you have agreed the following terms with the tenant:-

Rent	£2,750.00 (exclusive of VAT) per annum
Term	6.5 years
Use	Record Shop
Break Date	Years 2 and 5 subject to 6 months' notice in writing
Deposit	3 months - £690.00.

The lease will also be contracted out of the security of tenure provisions contained within the Landlord and Tenant Act 1954. Would you please let me know whether the rent will be subject to review? If so, could you please let me know what dates these will take place? Did you decide whether the rent would be payable monthly or annually?

If any other terms have been agreed with the tenant, I would be grateful if you could let me know and I can incorporate these into the draft lease.

Initial advice

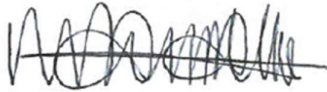
When entering into a lease most tenants will require replies to Commercial Property Standard Enquires (CPSE). As the Tenant is not instructing solicitors at this time, I do not propose to provide replies to CPSE. If the Tenant is insistent on receiving replies to CPSE, I will let you know.

On the grant of the lease, it is also necessary to provide an energy performance certificate (EPC), unless an exemption applies. You have confirmed that the property is circa 11.6m². If you have not done so already, you should check with an energy assessor as to whether an EPC is required.

If you have any queries in relation to the above or in general, please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Natasha Worrall', with a horizontal line drawn through the middle of the signature.

Natasha Worrall
Associate Solicitor
For Wace Morgan Solicitors
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