



Esther S <esther@pensionpractitioner.com>

Re: Whitecliff Pension Scheme - contributions and property purchase

1 message

Tony McCarthy <tonym@pensionpractitioner.com>
 To: Stacy Lunnon <stacyl@pensionpractitioner.com>
 Cc: Esther S <esther@pensionpractitioner.com>

30 May 2018 at 10:46

Morning,

First up, even after having £120k contributed towards it, the Scheme will only be worth about £136k or so (£16k in cash at bank at present, by all appearances - are there any other assets hidden away??). Borrowing is limited to 50% of the Scheme's net value, which is approx £68k, meaning that the Scheme will have a total of £204k (more or less) to fund the purchase and all associated rates/solicitors fees/whatever (and the property is VAT elected, meaning that VAT is, as indicated, due on the purchase). Bear in mind that this will completely empty the Scheme, leaving nothing at all left for fees, mortgage repayments, whatever, which is obviously highly inadvisable, so the actual amount will be quite a bit lower than that. In short, you/they need to ensure that they can cover the purchase without either leaving the Scheme crippling short of cash or exceeding borrowing limits, and, unless there are hidden assets, I suspect that this may be an issue. And, as he has touched upon, all borrowing arrangements from a connected company need to be meticulously arms-length.

Assuming that this is all ok, since there are three member trustees, and we are only hearing from Marko in this trail, I would suggest putting together a quick resolution to confirm that a) after full consideration of the proposal, all trustees are in agreement with the purchase, and b) to authorise release of the £5k deposit (I'm assuming that they'll receive some sort of receipt for it - a copy would be very useful to corroborate this).

Cheers,

Tony

On 30 May 2018 at 09:10, Stacy Lunnon <stacyl@pensionpractitioner.com> wrote:

Hi Tony,

There's been a bit of correspondence on this scheme relating to contributions and a property purchase which myself and Esther have been dealing with. It has now reached a point of decision making and I would really appreciate it if you could have a read of the email trail and let me know or give me guidance on what I should say next! I suppose firstly, he is proposing paying a deposit to the seller, should a solicitor be involved in this or is it enough to have a paper trail documented?

----- Forwarded message -----

From: **Marko** <marko.radosavljevic@whitecliff-im.com>
 Date: 29 May 2018 at 20:55
 Subject: Re: Whitecliff Pension Scheme - contributions and property purchase
 To: Stacy Lunnon <stacyl@pensionpractitioner.com>
 Cc: Roman Eliasov <roman.eliasov@whitecliff-im.com>, farid@smallbizaccountancy.com, Esther S <esther@pensionpractitioner.com>

Dear Stacy,

We have identified an office which we would like to purchase for the Whitecliff pension scheme. As per the attached email, the seller requires a ?5k refundable deposit. Would you be able and willing to transfer such deposit to the seller should we proceed with the purchase.

Each of the 3 members is planing on making contributions in the course of the next month, which in total would be no less than 2/3 of the total purchase cost (180k+VAT+SDLT+solicitors). The remainder will be funded by a loan from one of our companies to the fund, on market terms. Please let me know if you foresee any issues with this.

Kind regards,

Marko.

Marko Radosavljević
International Counsel

t. +442079636886
 m: +447528184378
 e. marko.radosavljevic@whitecliff-im.com



Whitecliff Management Corporation Limited
 7th Floor, Cardinal Place
 100 Victoria Street
 London, SW1E 5JL

Company No. 09003782
 VAT No. 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

From: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>
Date: Tuesday, 22 May 2018 at 16:11
To: Stacy Lunnon <stacyl@pensionpractitioner.com>
Cc: Roman Eliasov <roman.eliasov@whitecliff-im.com>, <farid@smallbizaccountancy.com>, Esther S

<esther@pensionpractitioner.com>

Subject: Re: Whitecliff Pension Scheme - contributions and property purchase

Dear Stacy,

Many thanks for your prompt response.

Kind regards,

Marko.

Marko Radosavljević
International Counsel

t. +442079636886
m: +447528184378
e. marko.radosavljevic@whitecliff-im.com



Whitecliff Management Corporation Limited
7th Floor, Cardinal Place
100 Victoria Street
London, SW1E 5JL

Company No. 09003782
VAT No. 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

From: Stacy Lunnon <stacyl@pensionpractitioner.com>

Date: Tuesday, 22 May 2018 at 14:46

To: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>, Roman Eliasov <roman.eliasov@whitecliff-im.com>, <farid@smallbizaccountancy.com>, Esther S <esther@pensionpractitioner.com>

Subject: Whitecliff Pension Scheme - contributions and property purchase

Dear Marko,

Esther has passed me your recent email to reply to your queries.

You are correct in that the members can contribute a maximum of ?40k per annum under current limits and allowances regarding tax relief, the total contributions that have or will be paid to any registered pension scheme on behalf of a member in respect of which you are entitled to tax relief under Section 188 of the Finance Act 2004 will not exceed your "relevant UK earnings" for the tax year in question.

Can you please clarify if the contributions for the 3 members will be employer contributions or employee contributions? This will allow us to give you a more exact procedure. If the contributions are to come from the employee, then ideally the contribution should be deducted from wages pre-tax, otherwise, we would need to register for relief at source and claim the tax back from HMRC which can take a while to come back into the pension scheme account.

The scheme can borrow up to 50% of the assets as you have stated. We would need to be involved in the property purchase and borrowing purely for "signing off" and checking of documentation so that all transactions are done on an "arms-length" and commercial basis.

I hope this information is helpful and if you could clarify the points on the contributions I will come back to you with more exact details.

Kind regards,
Stacy Lunnon

Pension Practitioner
48 Chorley New Road
Bolton
BL1 4AP

T: 0800 634 4862
F: 020 8906 6611

Pension Practitioner is a tradestyle of The Practitioners Partnership LP
Registered Number: 00159
Registered Office: 1st Floor, World Trade Centre, Baytree Road, Gibraltar GX11 1AA

IMPORTANT - PLEASE NOTE The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy this email.

----- Forwarded message -----

From: Greg Corin <gc@belchakcorin.com>

To: Marko <marko.radosavljevic@whitecliff-im.com>

Cc: Joe Meisel <jm@belchakcorin.com>, Roman Eliasov <roman.eliasov@whitecliff-im.com>, Elena Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>, Paul Belchak <pb@belchakcorin.com>

Bcc:

Date: Tue, 29 May 2018 15:54:51 +0000

Subject: RE: Buyer enquiry from Marko Radosavljevic via ZPG

Marko

I tried calling.

I have now received instructions from my client.

If you are prepared to increase your offer to £180,000 excl. subject to contract with a solicitor confirmed as instructed and pay the reservation deposit of £5,000 then the property will come immediately off the market and all marketing material will show as under offer.

I discussed your comments with the developer in respect of you not wanting to commit money before seeing the legal documents.

My client has reiterated that the reservation deposit is to be treated as a sign of intent and will be fully refundable in the event that you perceive there to be any issues with the legal documents.

Please confirm

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com



T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS



Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko <marko.radosavljevic@whitecliff-im.com>

Sent: 29 May 2018 15:42

To: Greg Corin <gc@belchakcorin.com>

Cc: Joe Meisel <jm@belchakcorin.com>; Roman Eliasov <roman.eliasov@whitecliff-im.com>; Elena Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>; Paul Belchak <pb@belchakcorin.com>

Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Dear Greg,

Thank you for your email. I tried calling; can you please call me back at your earliest convenience?

Kind regards,

Marko.

Marko Radosavljević

International Counsel

t. [+442079636886](tel:+442079636886)

m: [+447528184378](tel:+447528184378)

e. marko.radosavljevic@whitecliff-im.com



Whitecliff Management Corporation Limited

7th Floor, Cardinal Place
100 Victoria Street
London, SW1E 5JL

Company No. 09003782

VAT No. 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

From: Greg Corin <gc@belchakcorin.com>

Date: Tuesday, 29 May 2018 at 15:39

To: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>

Cc: Joe Meisel <jm@belchakcorin.com>, Roman Eliasov <roman.eliasov@whitecliff-im.com>, Helen Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>, Paul Belchak <pb@belchakcorin.com>

Subject: RE: Buyer enquiry from Marko Radosavljevic via ZPG

Marko

I am now back in the office and handling this matter.

My colleague Paul has made me aware of the ?170,000 excl. offer subject to contract.

Although your proposal has not been dismissed, the developers are looking to achieve closer to a figure of ?180,000 excl. after dropping the price from ?200,000.

Please confirm your best offer to try and secure the property as we have some other interest.

The property is Vat elected.

Look forward to hearing from you and feel free to call me should it be easier to discuss further on the phone.

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com



T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS

**Any terms referred to are Subject to Contract & Without Prejudice**

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Greg Corin**Sent:** 21 May 2018 14:08**To:** Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>**Cc:** Joe Meisel <jm@belchakcorin.com>; Roman Eliasov <roman.eliasov@whitecliff-im.com>; Elena Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>; Paul Belchak <pb@belchakcorin.com>**Subject:** Re: Buyer enquiry from Marko Radosavljevic via ZPG

Marko

Sorry I'm away this week.

I've copied in my colleague Paul who will give you a call to discuss an offer.

Regards

Greg Corin


Partner

M. 07941 336 899



E. gc@belchakcorin.com

Sent from my iPhone

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS

  http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png
 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are subject to contract without prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

On 21 May 2018, at 15:46, Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com> wrote:

Dear Greg,

We would like to make an offer. Can you please give me a call when you have a chance.

Kind regards

Marko

On Thu, 17 May 2018, 10:01 Greg Corin, <gc@belchakcorin.com> wrote:

The property is called Moore House. Its address is on the top of the second page of the details.

Its at the end of Millfields which is by Clapton Pond.

Prominent corner. Can't miss it

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS

  http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png
 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko <marko.radosavljevic@whitecliff-im.com>
Sent: 17 May 2018 09:53
To: Greg Corin <gc@belchakcorin.com>
Cc: Joe Meisel <jm@belchakcorin.com>
Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

That is fine, Greg. Can you please send me the exact address and I will meet you there at 2.45pm.

Kind regards,

Marko.

Marko Radosavljević
International Counsel

t. [+442079636886](tel:+442079636886)

m: [+447528184378](tel:+447528184378)

e. marko.radosavljevic@whitecliff-im.com



Whitecliff Management Corporation Limited

7th Floor, Cardinal Place
100 Victoria Street
London, SW1E 5JL

Company No. 09003782

VAT No. 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

From: Greg Corin <gc@belchakcorin.com>
Date: Thursday, 17 May 2018 at 09:50
To: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>

Cc: Joe Meisel <jm@belchakcorin.com>

Subject: RE: Buyer enquiry from Marko Radosavljevic via ZPG

I could meet you at 2.45pm today

I am away tomorrow and all of next week

Joe is not full time until next month so is also not around at the moment

Let me know if this is convenient

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png



http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg

T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS



 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png



 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>

Sent: 17 May 2018 09:47

To: Greg Corin <gc@belchakcorin.com>

Cc: Joe Meisel <jm@belchakcorin.com>

Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Thanks, Greg. When would be a good time for viewing - I am generally available from lunchtime today until 6pm and tomorrow from 12-4pm.

Kind regards,

Marko.

Marko Radosavljević

International Counsel

Whitecliff Management Corporation Limited

7th Floor, Cardinal Place

[100 Victoria Street](#)

[London SW1E 5JL](#)

[United Kingdom](#)

DDI: +442079636886

Company number 9003782 VAT registration 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

On 17 May 2018 at 09:41, Greg Corin <gc@belchakcorin.com> wrote:

Marko

The property has B1 use.

Please see full details

I will ask on the service charge but the property is self-contained so should be very little.

I'm not sure what you mean by base rate ? Is this ground rent ? The ground rent is zero. Council rates will also very likely be zero as it will benefit from small business rates relief

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS



 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png



 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>

Sent: 17 May 2018 08:38

To: Joe Meisel <jm@belchakcorin.com>
Cc: Greg Corin <gc@belchakcorin.com>
Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Dear Joe,

I have not heard from you. Can you please get back to me at your earliest convenience.

Kind regards

Marko

On Mon, 14 May 2018, 19:14 Marko Radosavljevic, <marko.radosavljevic@whitecliff-im.com> wrote:

Dear Joe,

Thank you for your email. We would be interested in buying. Can you please confirm that the property has a B1 licence and advise of how much the service charge and base rate are?

Kind regards

Marko

On 11 May 2018 18:00, "Joe Meisel" <jm@belchakcorin.com> wrote:

Marko,

Apologies for not getting back to your enquiry sooner.

Please see the details attached for the unit on Millfields Road.

The vendor has now reduced the asking price to ?180,000. They are also considering letting the unit at a rent of ? 13,000 per annum.

Please let me know if either of these options are of any interest.

Kind Regards,

Joe Meisel

Leasing

M. 07872350838

E. jm@belchakcorin.com

T. 020 7375 3444

W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane

Spitalfields
London E1 7LS

Any terms referred to are Subject to Contract and Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: members@zpg.co.uk <members@zpg.co.uk>
Sent: 02 May 2018 23:05
To: Belchak Corin & Co. <Info@belchakcorin.com>
Subject: Buyer enquiry from Marko Radosavljevic via ZPG

You have a new enquiry provided by ZPG

Don't miss a lead! Add this email address to your address book members@zpg.co.uk

Buyer enquiry

To view all your leads login to [ZooplaPro](#) today.

Dear team at Belchak Corin & Co.,
You have a new Buyer enquiry

...

[Message clipped]

----- Forwarded message -----

From: Greg Corin <gc@belchakcorin.com>
To: Marko <marko.radosavljevic@whitecliff-im.com>
Cc: Joe Meisel <jm@belchakcorin.com>, Roman Eliasov <roman.eliasov@whitecliff-im.com>, Elena Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>, Paul Belchak <pb@belchakcorin.com>

Bcc:
Date: Tue, 29 May 2018 15:54:51 +0000
Subject: RE: Buyer enquiry from Marko Radosavljevic via ZPG

Marko

I tried calling.

I have now received instructions from my client.

If you are prepared to increase your offer to £180,000 excl. subject to contract with a solicitor confirmed as instructed and pay the reservation deposit of £5,000 then the property will come immediately off the market and all marketing material will show as under offer.

I discussed your comments with the developer in respect of you not wanting to commit money before seeing the legal documents.

My client has reiterated that the reservation deposit is to be treated as a sign of intent and will be fully refundable in the event that you perceive there to be any issues with the legal documents.

Please confirm

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com



T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS



Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko <marko.radosavljevic@whitecliff-im.com>
Sent: 29 May 2018 15:42
To: Greg Corin <gc@belchakcorin.com>
Cc: Joe Meisel <jm@belchakcorin.com>; Roman Eliasov <roman.eliasov@whitecliff-im.com>; Elena Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>; Paul Belchak <pb@belchakcorin.com>
Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Dear Greg,

Thank you for your email. I tried calling; can you please call me back at your earliest convenience?

Kind regards,

Marko.

Marko Radosavljević
International Counsel

t. [+442079636886](tel:+442079636886)

m: [+447528184378](tel:+447528184378)

e. marko.radosavljevic@whitecliff-im.com



Whitecliff Management Corporation Limited

7th Floor, Cardinal Place
100 Victoria Street
London, SW1E 5JL

Company No. 09003782

VAT No. 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

From: Greg Corin <gc@belchakcorin.com>
Date: Tuesday, 29 May 2018 at 15:39
To: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>
Cc: Joe Meisel <jm@belchakcorin.com>, Roman Eliasov <roman.eliasov@whitecliff-im.com>, Helen Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>, Paul Belchak <pb@belchakcorin.com>
Subject: RE: Buyer enquiry from Marko Radosavljevic via ZPG

Marko

I am now back in the office and handling this matter.

My colleague Paul has made me aware of the ?170,000 excl. offer subject to contract.

Although your proposal has not been dismissed, the developers are looking to achieve closer to a figure of ?180,000 excl. after dropping the price from ?200,000.

Please confirm your best offer to try and secure the property as we have some other interest.

The property is Vat elected.

Look forward to hearing from you and feel free to call me should it be easier to discuss further on the phone.

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com



T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS



Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Greg Corin

Sent: 21 May 2018 14:08

To: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>

Cc: Joe Meisel <jm@belchakcorin.com>; Roman Eliasov <roman.eliasov@whitecliff-im.com>; Elena Yakoubovskaya <elena.yakoubovskaya@whitecliff-im.com>; Paul Belchak <pb@belchakcorin.com>

Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Marko

Sorry I'm away this week.

I've copied in my colleague Paul who will give you a call to discuss an offer.

Regards

Greg Corin

Partner

M. [07941 336 899](tel:07941336899)




E. gc@belchakcorin.com

Sent from my iPhone

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. [020 7375 3444](tel:02073753444)
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS

  http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png
 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are subject to contract without prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

On 21 May 2018, at 15:46, Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com> wrote:

Dear Greg,

We would like to make an offer. Can you please give me a call when you have a chance.

Kind regards

Marko

On Thu, 17 May 2018, 10:01 Greg Corin, <gc@belchakcorin.com> wrote:

The property is called Moore House. Its address is on the top of the second page of the details.

Its at the end of Millfields which is by Clapton Pond.

Prominent corner. Can't miss it

Regards

Greg Corin

Partner

M. 07941 336 899
E. gc@belchakcorin.com

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
[34 Artillery Lane](#)
Spitalfields
London E1 7LS

  http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png
 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko <marko.radosavljevic@whitecliff-im.com>
Sent: 17 May 2018 09:53
To: Greg Corin <gc@belchakcorin.com>
Cc: Joe Meisel <jm@belchakcorin.com>
Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

That is fine, Greg. Can you please send me the exact address and I will meet you there at 2.45pm.

Kind regards,

Marko.

Marko Radosavljević
International Counsel

t. [+442079636886](tel:+442079636886)

m: [+447528184378](tel:+447528184378)

e. marko.radosavljevic@whitecliff-im.com



Whitecliff Management Corporation Limited

[7th Floor, Cardinal Place](#)
[100 Victoria Street](#)
[London, SW1E 5JL](#)

Company No. 09003782

VAT No. 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

From: Greg Corin <gc@belchakcorin.com>
Date: Thursday, 17 May 2018 at 09:50
To: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>
Cc: Joe Meisel <jm@belchakcorin.com>
Subject: RE: Buyer enquiry from Marko Radosavljevic via ZPG

I could meet you at 2.45pm today

I am away tomorrow and all of next week

Joe is not full time until next month so is also not around at the moment

Let me know if this is convenient

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS

  http://spitdev1.com/pb/wp-content/uploads/PB_Signature_instagram.png
 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_LinkedIn.png

Any terms referred to are Subject to Contract & Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>
Sent: 17 May 2018 09:47
To: Greg Corin <gc@belchakcorin.com>
Cc: Joe Meisel <jm@belchakcorin.com>
Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Thanks, Greg. When would be a good time for viewing - I am generally available from lunchtime today until 6pm and tomorrow from 12-4pm.

Kind regards,

Marko.

Marko Radosavljević

International Counsel

Whitecliff Management Corporation Limited

7th Floor, Cardinal Place

[100 Victoria Street](#)

London SW1E 5JL

United Kingdom

DDI: +442079636886

Company number 9003782 VAT registration 193916276

DISCLAIMER: The information contained in this communication is confidential and may be legally privileged. It is intended solely for the use by the intended recipient authorised to receive it. If you are not the intended recipient you are hereby notified that any disclosure, copying, distributing or taking action in reliance of the information herein is strictly prohibited and may be unlawful.

On 17 May 2018 at 09:41, Greg Corin <gc@belchakcorin.com> wrote:

Marko

The property has B1 use.

Please see full details

I will ask on the service charge but the property is self-contained so should be very little.

I'm not sure what you mean by base rate ? Is this ground rent ? The ground rent is zero. Council rates will also very likely be zero as it will benefit from small business rates relief

Regards

Greg Corin

Partner

M. 07941 336 899

E. gc@belchakcorin.com

 http://spitdev1.com/pb/wp-content/uploads/BC_Signature_Logo.png

 http://spitdev1.com/pb/wp-content/uploads/PB_Signature_Address_Line.jpg T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS

**Any terms referred to are Subject to Contract & Without Prejudice**

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: Marko Radosavljevic <marko.radosavljevic@whitecliff-im.com>
Sent: 17 May 2018 08:38
To: Joe Meisel <jm@belchakcorin.com>
Cc: Greg Corin <gc@belchakcorin.com>
Subject: Re: Buyer enquiry from Marko Radosavljevic via ZPG

Dear Joe,

I have not heard from you. Can you please get back to me at your earliest convenience.

Kind regards

Marko

On Mon, 14 May 2018, 19:14 Marko Radosavljevic, <marko.radosavljevic@whitecliff-im.com> wrote:

Dear Joe,

Thank you for your email. We would be interested in buying. Can you please confirm that the property has a B1 licence and advise of how much the service charge and base rate are?

Kind regards

Marko

On 11 May 2018 18:00, "Joe Meisel" <jm@belchakcorin.com> wrote:

Marko,

Apologies for not getting back to your enquiry sooner.

Please see the details attached for the unit on Millfields Road.

The vendor has now reduced the asking price to ?180,000. They are also considering letting the unit at a rent of ? 13,000 per annum.

Please let me know if either of these options are of any interest.

Kind Regards,

Joe Meisel
Leasing

M. 07872350838
E. jm@belchakcorin.com

T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS

Any terms referred to are Subject to Contract and Without Prejudice

This email and any files sent with it are intended only for the named recipient. If you are not the named recipient please telephone/email the sender immediately. Unauthorised review or use of any confidential information in this message is prohibited. If you received this in error, please contact the sender and delete it from any computer. You should not disclose the content or take/retain/distribute any copies.

From: members@zpg.co.uk <members@zpg.co.uk>
Sent: 02 May 2018 23:05
To: Belchak Corin & Co. <Info@belchakcorin.com>
Subject: Buyer enquiry from Marko Radosavljevic via ZPG

You have a new enquiry provided by ZPG

Don't miss a lead! Add this email address to your address book members@zpg.co.uk

Buyer enquiry

To view all your leads login to [ZooplaPro](#) today.

Dear team at Belchak Corin & Co.,
You have a new Buyer enquiry

10/07/2018

PensionPractitioner.com Mail - Re: Whitecliff Pension Scheme - contributions and property purchase

...

[Message clipped]