

JOB REFERENCE: XXXX

SCHEDULE OF CONDITION

XXXX

City of London,
EC3V XXX

XXXX



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

SCHEDULE OF CONDITION

Elevations

page 6

Front Elevation
Left Elevation
Rear Elevation
Right Elevation
Roof
Outside Areas
Unmade Areas

Internal Rooms

page 22

Basement

Divided into four vaults

Ground Floor

Shop Trading Area
Six changing cubicles
Staircase to first floor
Fire exit

First Floor

Trading area
Counter
Four changing cubicles

Services/electricity cupboard
Store room
Staircase to top floor
Fire exit

Top/Second Floor

Landing
Store room
Plant room
Staffroom/kitchenette
Toilets
Staircase
Fire exit

Other Matters

page 60

Limitations

page 62

Signature Document

page 63

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Introduction

We have been instructed to inspect and prepare a Schedule of Condition for XXXX, City of London EC3V XXX. We inspected the property on XXXX

Information Summary

Address:	XXXX City of London EC3V XXX
Prospective Tenant:	XXXX
Covenants:	We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring lease (FRI), or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.
Yield Up Covenant:	As a general comment under the terms of most leases there is a Yield Up Covenant requiring repair, redecoration, reinstatement and statutory regulations on termination of the Lease. We can see that these have not taken place in this instance by the present tenant and/or the landlord and as such the building that you are considering leasing is below the standard set out within most typical FRI leases.
Photographs:	We typically take approximately 450 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.
Orientation:	All directions are taken as if viewing the property from the front.
Weather:	At the time of the survey the weather was cold and dry. The weather did not hamper our survey.

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

3

REPORT FORMAT

To help you understand our report we utilise various terms such as:-

Key to terms used:

Description

This identifies the location of the item and the material/s it is made from.

Condition

This identifies the condition and anticipated future life.

Action Required

We have used an “Action Required” column throughout the report which identifies and clarifies repairs required and will sometimes give a performance specification i.e. requiring an area of roof to be water tight leaving the “how” part to the builder. Sometimes this section will specify materials, British Standards and Codes of Practice.

“Dated” defined

Where the term dated is used, we are advising that we do not believe the cyclical maintenance has been carried out for example three/five year redecoration of external joinery as per typical clauses within a Full Repairing and Insuring (FRI) lease.

We recommend legal advice and input whenever a Schedule of Condition is appended to the lease.

At the time of writing within the Royal Institution of Chartered Surveyors (RICS) publication “Dilapidations RICS Professional Guidance, England and Wales 6th Edition” regarding Schedules of Conditions it states:

“The usual purpose of a Schedule of Condition when attached to a lease is to modify or clarify repair obligations. There is no standard approach to dealing with such Schedules of Condition all that can be said is that the Surveyor

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

should consider carefully the drafting of the Schedule of Condition and the reference to it in the body of the lease. If there is any uncertainty as to its application to the Surveyor's instruction the client should be informed of the need for legal input."

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

From our investigations the property is Grade II* Listed and/or falls within a Conservation Area (your Legal Advisor should confirm this and make their own enquiries) and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly the use of appropriate materials for the age, type and style of property.

Contents:

Front Elevation
Left Elevation
Rear Elevation
Right Elevation

XXXXXX

Independent Chartered Surveyors

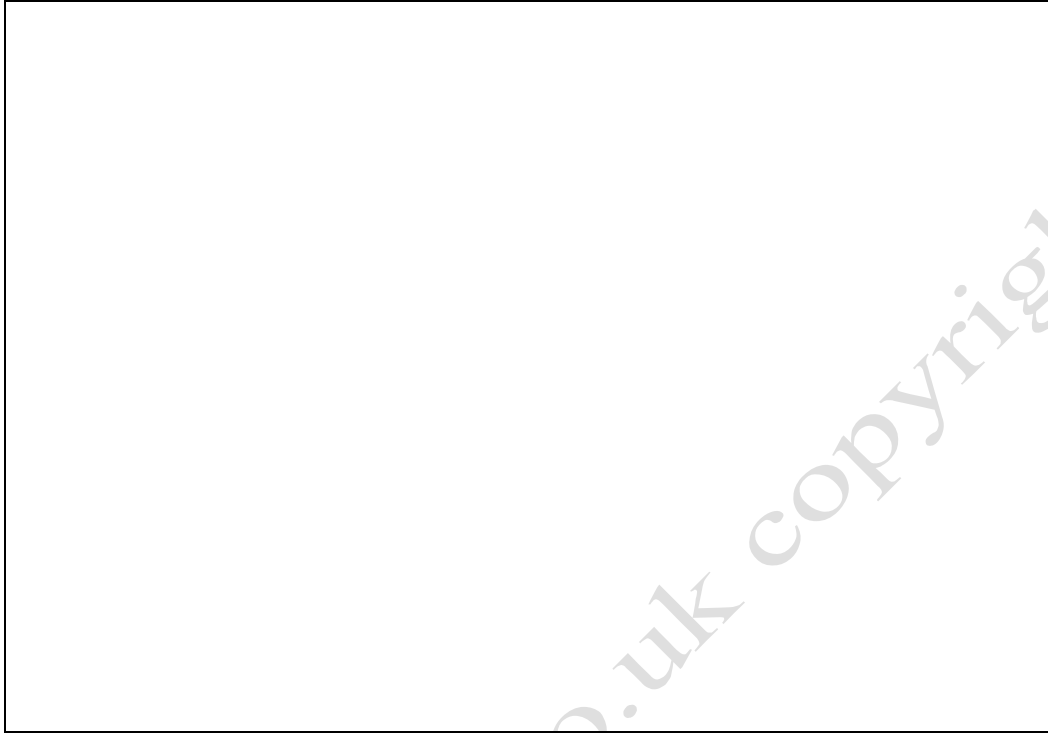
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

6

Location Plans



1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

FRONT EXTERNAL ELEVATION




Front Elevation



Front view



Top of front elevation

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs:</p>	<p>Roof not visible but noted leaks within roof space.</p>	<p>Joint high level inspection with the landlord or landlord's surveyor to be carried out prior to signing of the lease or legal completion of the lease.</p>
<p>Box Gutters and Downpipes:</p> <p>Cast Iron</p>	<p>Not visible.</p>	<p>Joint inspection as above</p>
<p>Walls:</p> <p>Cast iron with infill cladding panels.</p> 	<p>Rusting at basement/ground floor level.</p> <p>Deterioration to coving</p>	<p>Repair, prepare and redecorate.</p>





XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Columns:</p> 	 <p>Marked and impact damage</p>	<p>Confirmation is required whether the columns are included in the Lease.</p> <p>Repair, prepare and redecorate.</p>
<p>Decorative frieze: High level Limited view</p>		
<p>Decorative work</p>		<p>Confirmation is required whether the decorative work is included in the Lease.</p> <p>Repair, prepare and redecorate.</p>



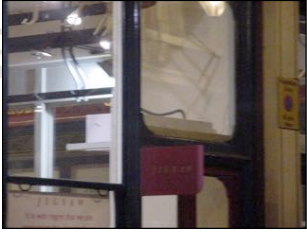
XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>External Detailing: Ground Floor: Windows: Painted timber frame windows with wrought iron detailing above and to the base.</p>  <p>Timber around lattice work frame cast iron</p> <p>Shop Entrance Doors: Two sets of double doors.</p> <p>First Floor: Sliding sash windows at first.</p> <p>Top floor:</p>	<p>Dated</p>  <p>Dated</p> <p>Dated</p> <p>Not visible</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Signage: Timber fascia sign</p> 		<p>Remove</p>

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

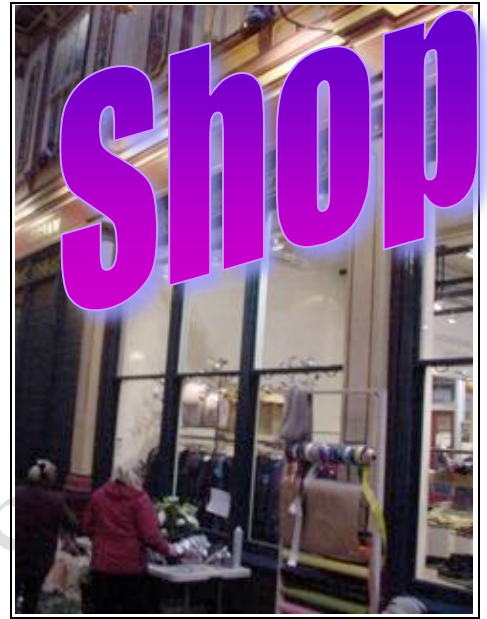
LEFT EXTERNAL ELEVATION



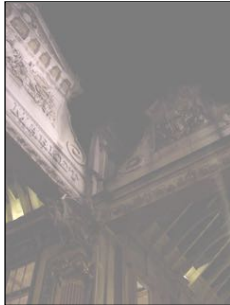
Left hand elevation



Top of left hand side



Sliding sash windows

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:	Not visible	Joint inspection; see front elevation.
Box Gutters and Downpipes: Lead and Cast Iron	Not visible	Joint inspection; see front elevation.
Stone fascia: High level limited view		Confirmation is required that the stone fascias does not form part of the Lease or repair liability associated with this.

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Walls:</p> <p>Cast iron with infill cladding panels.</p>  <p>First floor level</p>	  <p>Rusting at basement/ground floor level.</p> <p>Deterioration to coving</p>	<p>Repair, prepare and redecorate.</p>
<p>Columns:</p> 	<p>Graffiti</p>	<p>Confirmation is required whether the columns are included in the Lease.</p> <p>Repair, prepare and redecorate.</p>
<p>Decorative frieze:</p> <p>High level Limited view</p> 		

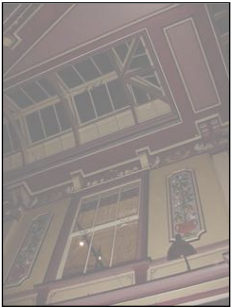
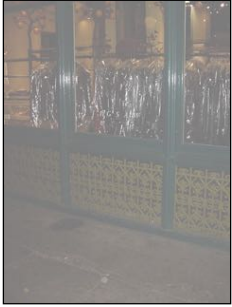
XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

<p>External Detailing:</p> <p>Ground Floor: Windows: Painted timber frame windows with wrought iron detailing above and to the base.</p> <p>Timber frame around cast iron lattice work</p>  <p>First Floor: Sliding sash windows at first.</p> <p>Top floor:</p>	<p>Dated</p>  <p>Dated</p> <p>Not visible</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Signage: Timber fascia sign</p>		<p>Remove</p>

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

REAR EXTERNAL ELEVATION



Rear elevation



Rear doors



Rear View at high level



Lobby area giving access to basement via a ladder



Rear View

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:	Not visible	Joint inspection; see front elevation.

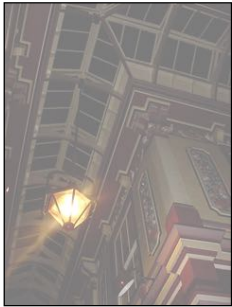

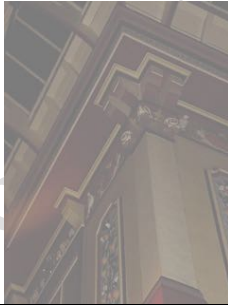
XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Gutters and Downpipes:</p>  <p>Lead and Cast Iron</p> <p>Underside of box gutter</p>	<p>Not visible</p>	<p>Joint inspection; see front elevation.</p>
<p>Walls:</p> <p>Cast iron with infill cladding panels.</p>	<p>Rusting at basement/ground floor level.</p> <p>Dated</p> <p>Deterioration to coving</p>	<p>Repair, prepare and redecorate.</p>
<p>Columns:</p> 	<p>Dated</p> 	<p>Confirmation is required whether the columns are included in the Lease.</p> <p>Repair, prepare and redecorate.</p>
<p>Decorative frieze:</p> <p>High level</p> <p>Limited view</p>		

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>External Detailing: Ground Floor: Windows: Painted timber frame windows with wrought iron detailing above and to the base.</p>  <p>Timber frame around cast iron lattice work</p>	<p>Dated</p>	<p>Repair, prepare and redecorate.</p>
<p>Roller shutter</p> 	<p>Dated</p> 	<p>Repair, prepare and redecorate.</p>
<p>First Floor: Sliding sash windows at first.</p>  <p>Panel</p>	<p>Dated</p>	
<p>Top floor:</p>	<p>Not visible</p>	<p>Repair, prepare and redecorate.</p>
<p>Signage: Timber fascia sign</p>		<p>Remove</p>

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

RIGHT EXTERNAL ELEVATION





Right View Panel - front



Right View Panel - middle



Right View Panel - rear

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:	Not visible	Joint inspection; see front elevation.
Box Gutters and Downpipes: Lead and Cast Iron	Not visible	Joint inspection; see front elevation.
Walls: Cast iron with infill cladding panels. 	 Deterioration at high level and leaking box gutter Deterioration to coving Rusting at ground floor level.	Repair, prepare and redecorate.


XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Columns:</p>	<p>Heavily marked</p>  <p>Front right side</p>	<p>Confirmation is required whether the columns are included in the Lease.</p> <p>Repair, prepare and redecorate.</p>
<p>Decorative frieze: High level Limited view</p>		

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>External Detailing:</p> <p>Ground Floor: Windows: Painted timber frame windows with wrought iron detailing above and to the base.</p>  <p>Timber frame around cast iron lattice work</p>  <p>Doors: Painted double entrance doors</p> <p>First Floor: Sliding sash windows at first.</p> <p>Top floor:</p>	<p>Dated</p>    <p>Timber to base of lattice work heavily marked</p> <p>Dated, heavily marked.</p> <p>Dated</p> <p>Dated</p> <p>Not visible</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>
<p>Signage: Timber fascia sign</p>		<p>Remove</p>

OUTSIDE AREAS



General view of area around property



Rear left corner

Boundary to be established however there looks to be demarcation area around the property.

DESCRIPTION	CONDITION	ACTION REQUIRED
Area around property	Rear left corner heavily marked, stained and undulating.	Re-surfacing

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents

Basement

Divided into four vaults

Ground Floor

Shop Trading Area
Six changing cubicles
Staircase to first floor
Fire exit

First Floor

Trading area
Counter
Four changing cubicles

Services/electricity cupboard
Store room
Staircase to top floor
Fire exit

Top/Second Floor

Landing
Store room
Plant room
Staffroom/kitchenette
Toilets
Staircase
Fire exit

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

BASEMENT

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____




www.1stAssociated.co.uk

0800 298 5424

Basement Area

The basement area is divided into four brick vaulted areas

We recommend the basement area is excluded from the Lease.

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling: Old roof accesses</p>		
<p>Vault One: Front</p> 	 <p>Dampness to front</p> <p>Deterioration to structural frame</p>	<p>Resolve dampness getting into basement.</p>

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Vault Two: Front middle</p>		<p>Rusting and leaking rainwater pipes/possibly</p>	<p>Resolve dampness getting into basement.</p>
			
		<p>sewage pipes</p>	
			
		<p>Leaks from ground level</p>	
			
		<p>Blockwork repairs</p>	
		<p>Deterioration to structural frame</p>	

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

<p>Vault Three: Rear Middle</p> 	<p>Dampness</p> <p>Manhole cover that looks to have leaked</p>  <p>Relatively new RSJ support can be seen to have been added.</p>  <p>Deterioration to structural frame</p>	<p>Resolve dampness getting into basement.</p> <p>Details need to be obtained from landlord</p>
<p>Vault Four: Rear</p>  <p>Ladder access</p>	 <p>Disused chiller units</p>  <p>Relatively new RSJ support can be seen to have been added.</p> <p>Deterioration to structural frame</p>	<p>Details need to be obtained from landlord</p>




XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

<p>Services:</p> <p>Electrics</p>  <p>Old compressors</p> <p>Lighting</p>	<p>Old electrics with wiring not secured.</p>   <p>No lighting. Our inspection was carried out via torchlight.</p>	<p>Disused fixtures and fittings to be removed by others.</p> <p>Install lighting</p>
<p>Disused/store items</p>		<p>Existing tenant/landlord to remove</p>

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

SHOP TRADING AREA

Ground Floor

The Ground Floor consists of:

Trading floor with two double doors to the front and one to the side

Customer staircase

Counter

Spiral staircase to rear left corner

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Front Trading Area



Front left trading area



Left high level view



Front right trading area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings: Painted</p>	<p>Dated</p> <div data-bbox="679 1032 986 1261" data-label="Image"> </div> <p>Ceiling</p>	<p>Repair, prepare and redecorate.</p>

XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Walls: Predominately shop front windows. Painted above windows and to corners</p> <p>Timber top display areas with painted sides</p>	<p>Repair work not completed to front right hand side</p>  <p>Marked</p> 	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Floors: Wood</p> <p>Matt wells in front of doors</p>	<p>Worn and marked by foot traffic</p>  <p>Wear to flooring</p>	<p>Sand, repair, prepare and re-stain.</p>
<p>Detailing: Windows: Two entrance double doors</p>	<p>Marked</p> <p>Marked</p>	<p>Clean. Repair, prepare and redecorate</p> <p>Clean. Repair, prepare and redecorate</p>

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

Left Side



Counter



Typical changing room



Floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate.
Walls: Cast iron structural frame Predominately windows Six changing units to end with saloon type doors	Dated Marked and general damage to top of doors	Repair, prepare and redecorate Repair, prepare and redecorate
Counter:	Assumed existing occupiers fixture and fitting which should be removed.	

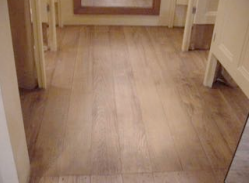
XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

<p>Floors:</p> <p>Floorboards run front to back</p>	<p>Marked by foot traffic</p>  <p>Changing room floor</p>	<p>Sand, fill, repair, prepare and re-stain.</p>
<p>Detailing:</p> <p>Windows: Painted green</p>	<p>Dated</p>	<p>Repair, prepare and redecorate</p>

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Right Area





Rustic floor



Front right



Rear double doors opposite staircase

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings: Painted</p>	<p>Dated</p>  <p>Ceiling</p>	<p>Repair, prepare and redecorate</p>
<p>Walls: Cast iron structural frame windows infill</p>	 <p>Areas of repair to right side front corner that have not been decorated</p> <p>Dated</p>	<p>Repair, prepare and redecorate.</p>

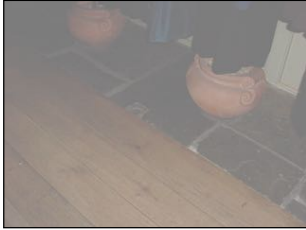

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Floors:</p> <p>Rustic stone slab</p> <p>Floorboards run front to back</p> <p>Matt wells in front of doors</p>	 <p>Marked by foot traffic</p>	<p>Deep clean</p> <p>Sand, fill, repair, prepare and re-stain.</p>
<p>Detailing:</p> <p>Windows</p>  <p>Double glazed doors to right hand side</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate.</p> <p>Repair, prepare and redecorate.</p>

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Rear Area




Stairs



Staircase



Customer's stairs to first floor

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings: Painted</p>	Dated	Repair, prepare and redecorate
<p>Walls: Painted</p> <p>Glass display shelving adjacent to staircase</p>	<p>Marked, particularly to base</p>  <p>Assumed existing tenant's fixture and fitting which should be removed</p>	Repair, prepare and redecorate.

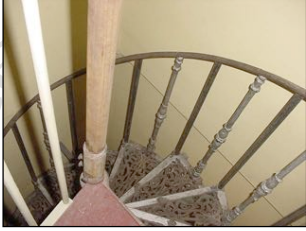
XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Floors:</p> <p>Timber</p> <p>Rustic stone slabs near stairs</p>	<p>Marked</p>  <p>Timber floor and rustic stone slabs and marked staircase</p>	<p>Sand, fill, repair, prepared and re-sand</p> <p>Clean and/or replace</p>
<p>Detailing:</p> <p>Windows: Painted</p> <p>Doors:</p> <p>Staircase to first floor:</p> <p>Wood</p>	<p>Dated</p> <p>Worn areas of steps</p>	<p>Repair, prepare and redecorate.</p> <p>Sand and re-stain and/or replace</p>
<p>Spiral staircase Fire Exit:</p> <p>Metal</p> 	 <p>Dated</p>	<p>Repair, prepare and redecorate.</p>

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

FIRST FLOOR

The first floor consists of:

Trading area

Customer staircase

Counter

Store sub divided into two including electricity heaters in the first part

Four changing cubicles.

1stAssociated.co.uk copyright

XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Front Area




Structural frame



Front left hand side



Four changing cubicles

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>White painted ceiling</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Four changing cubicles Free standing painted studwork wall</p>	<p>Marked and pattern staining Damage to corners</p>  <p>Pattern staining</p>	Repair, prepare and redecorate
<p>Detailing:</p> <p>Painted swing doors to changing rooms</p> <p>Large sliding sash windows</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Floor: Wood	Worn and marked with foot traffic	Sand, fill, repair, prepare and re-stain.
-----------------------	-----------------------------------	---

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Left Area



Counter



Left view



Shoe storage area behind counter area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Painted</p> <p>Pay counter</p>	<p>Dated</p> <p>Assumed existing tenant's fixture and fitting and should be removed</p>	Repair, prepare and redecorate
<p>Floors:</p> <p>Wood</p>	Worn and marked	Sand, fill, repair, prepare and re-stain.



XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Detailing:</p> <p>Large sliding sash windows</p>	<p>Dated</p> 	<p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Two heaters over the windows</p> <p>Electric cupboard</p>  <p>Soil and vent pipe Within staff room stair area Internal</p>	<p>Should be located on rear wall. Leaking</p>	

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424


Right Area



Right side – bay one



Bay two

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: Painted Two cast iron columns and structural frame	Dated Enclosed  Cast iron columns	Repair, prepare and redecorate
Floors: Wood	Marked	Sand, fill, repair, prepare and re-stain.
Detailing: Large sliding sash windows	Dated	Repair, prepare and redecorate

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

Services:		
Heaters over the windows		

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Left Area




Heaters over windows



Left area



Floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: Painted Pay counter	 Dated Worn and marked, including one loose board	Repair, prepare and redecorate
Floors: Wood	Marked and worn by foot traffic	Sand, fill, repair, prepare and re-stain.
Detailing: Sliding sash windows	Dated	Repair, prepare and redecorate

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Services:</p> <p>Soil and vent pipe Internal</p> 		
<p>Double Store area</p> <p>Electrics</p>  <p>Shoe store</p> 	<p>Dated</p> <p>Dated</p>	<p>Repair, redecorate prepare and</p> <p>Repair, redecorate prepare and</p>

1stAssociated.co.uk copyright

XXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

Rear Area



Customer Staircase



Rear area counter



Window within staff staircase area

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated	Repair, prepare and redecorate
Walls: Painted	Dated Heavily marked in staff staircase area	Repair, prepare and redecorate
Floors: Wood	Marked and worn by foot traffic Heavily marked in staff staircase area	Sand, fill, repair, prepare and re-stain.
Detailing: Window in shop area one partly hidden by staircase	Dated	Repair, prepare and redecorate

XXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

<p>Customer Staircase: Timber</p>  <p>Staff staircase: Metal To store room on top floor</p> 	<p>Worn timber treads and handrail</p>  <p>Worn treads, heavily marked walls</p>	<p>Sand, fill, repair, prepare and re-stain.</p>
<p>Services: Downpipe Internal</p>	 <p>Leaking</p>	<p>Make watertight</p>

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

TOP/SECOND FLOOR

The top/second floor consists of:

Staff staircase

Staff landing

Staff room and kitchenette

Staff toilets

Access to spiral staircase rear, left side an alternative fire exit

Right side top floor given over to storage

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Main Store Room

Access restricted by store units, etc



Front right side




Rear right side



General stored items

Our view was limited due to stored items

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted boarded</p>	<p>Dated. Repairs where water may have come in.</p> 	<p>Resolve dampness. Repair, prepare and redecorate</p>

XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Walls:</p> <p>Painted yellow</p>	<p>Heavily marked and dented, particularly next to plant cupboard</p>  <p>Heavily marked wall</p> <p>Hairline cracking</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Vinyl</p>	<p>Dated</p>	<p>Clean and/or replace</p>
<p>Detailing:</p> <p>Sliding sash green windows:</p> <p>Doors:</p> 	<p>Screwed shut</p> <p>Dated, heavily marked.</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Plant Room to front
Room full of stored items




Plant room



Plant room



Ceiling in plant room

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	 <p>Dated and marked</p>	<p>Repair, prepare and redecorate</p>



XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Walls:</p> <p>Painted</p>	<p>Dated</p> <p>Hairline cracking to right hand side and dampness coming through</p>  <p>Hairline cracking and dampness coming through</p>  <p>Dampness</p>	<p>Resolve dampness. Repair, prepare and redecorate</p>
<p>Floors:</p> <p>Wood boarded with joists running front to back</p>	<p>Signs of dampness</p> <p>Rusting to unit that holds the three air conditioning modules in place</p>	<p>Sand, fill, repair, prepare and re-stain.</p>
<p>Detailing:</p> <p>Four grilled windows</p> <p>Doors:</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

Landing Area to middle




Landing area



Ceiling



Staircase

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted Access hatch	Dated	Repair, prepare and redecorate
Walls: Painted	Heavily marked and indented 	Repair, prepare and redecorate
Floors: Vinyl	Dated	Clean and/or replace
Detailing: Double doors to store room	Marked	Repair, prepare and redecorate

XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Staffroom / Kitchenette




Kitchenette area



Staffroom



Staffroom

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	<p>Board missing Signs of dampness Patch repairs to corner</p>  <p>Ceiling</p>	<p>Resolve dampness.</p> <p>Repair, prepare and redecorate</p>
<p>Three fluorescent lights</p>	<p>No diffusers</p>	<p>Add diffusers</p>

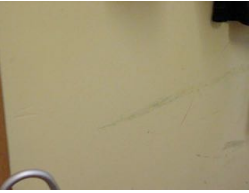
XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Walls:</p> <p>Painted yellow</p> <p>Studwork walls internally</p> <p>Three splashback tiles</p> <p>Pin boards</p> <p>Spur shelving</p>	<p>Dated</p>  <p>General marks on wall</p> <p>Dated</p> <p>Mould into mastic</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p> <p>Remove and repair, prepare and redecorate walls</p>
<p>Floors:</p> <p>Carpet</p>	<p>Worn</p>	<p>Clean and/or replace</p>
<p>Detailing:</p> <p>Sliding sash windows:</p> <p>Doors:</p>	<p>Locked/Screwed shut (assumed)</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Kitchen Equipment: Stainless steel sink and drainer The equipment has not been inspected. We have assumed that the equipment meets the appropriate Local Authority approval and standards.</p>		

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

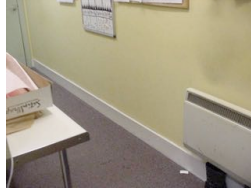
www.1stAssociated.co.uk

0800 298 5424

Services: See Services section

Streamline Heatrae Sadia heater under kitchen work top

Wall mounted heaters in staff room



Heater in corridor within staff room

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Staff Toilets



Staff toilet



Staff toilet



Wash hand basin

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Dated and impact damage Cracking to ceiling level	Repair, prepare and redecorate
Walls: Painted plaster Studwork internal wall	Dated Vertical cracking to the studwork internal wall	Repair, prepare and redecorate Repair, prepare and redecorate
Floors: Vinyl	Worn	Clean and/or replace
Sanitary Ware: Two WC's, one wash hand basin	Dated	Deep clean


XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

<p>Detailing:</p> <p>Sliding sash windows</p> <p>Doors:</p>	<p>Dated</p> <p>Dated</p>	<p>Repair, prepare and redecorate</p> <p>Repair, prepare and redecorate</p>
<p>Services:</p> <p>Water heater</p> 	<p>Dated</p>	<p>Replace</p>

1stAssociated.co.uk copyright

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Spiral staircase Fire Exit to rear left side



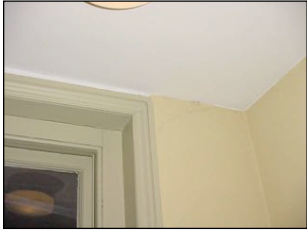
Spiral staircase



Fire exit to spiral staircase



Spiral staircase

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Painted</p>	Dated	Repair, prepare and redecorate
<p>Walls:</p> <p>Yellow painted walls</p>	<p>Dated</p>  <p>Hairline cracking to corner Undulations, indicating water getting in</p>	<p>Repair, prepare and redecorate</p>
<p>Inner stud wall</p>	<p>Cracking around it</p>	<p>Repair, prepare and redecorate</p>

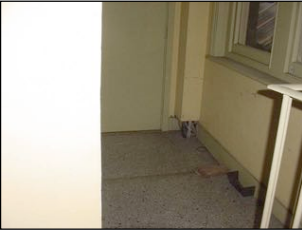


XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

<p>Floor: Vinyl</p>	<p>Heavily marked</p> 	<p>Replace</p>
<p>Stairs: Spiral metal staircase (not accessed)</p>	<p>Dated</p>	<p>Repair, redecorate, prepare and</p>
<p>Detailing: Sliding sash green windows:</p>  <p>Fire exit doors:</p> 	<p>Screwed shut to could not check to see if they were operational Painting missed directly above windows Set of pulley cords missing</p> <p>No internal ironmongery (we assume for security purposes)</p>	<p>Repair, redecorate, prepare and</p> <p>Repair, redecorate, prepare and</p>

XXXXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

OTHER MATTERS

SERVICES

Electrics

We have found electrics within the basement but are uncertain if these belong to this property. Confirmation is required from the landlord for the location of the electrics.

ACTION REQUIRED: Confirmation required from landlord. An Institute of Electrical Engineers (IEE) test and report should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Space Heating

The property has water heaters under the sink in the kitchen/staffroom area and also in the toilet.

There are high level electric heaters over the windows and door areas in the front of house customer area and wall mounted heaters in the staff areas.

ACTION REQUIRED: Replace.

Lighting

The whole store has a lighting track which we assume is the existing occupier's fixture and fitting which should be removed.

Security Alarm

You need to be advised regarding the quality of the existing alarm system.

ACTION REQUIRED: You need to check if the existing alarm system is appropriate for your business.

XXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

60

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect leases/re-saleability of a property. We are advised this is already starting to happen to some extent in the office sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this particular building, particularly with regard to insulation of the roofs. We would be more than happy to advise you further on this once you understand better your occupational requirements of the building.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. In this case we could see no alterations or amendments to accommodate the Disabled.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

In a property of this age there may well be some asbestos. Asbestos was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

61

LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

This is not a structural survey or a building survey.

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

The Schedule of Condition has been prepared by XXXX following a visit on XXXX. This report does not constitute a Structural Survey (now known as a Building Survey).

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

62

Signature Document in Relation to XXXX
City of London, EC3V XXX

Schedule of Condition

This signature document represents page 63 and 64 of a 64 page Schedule of Condition relating to:

XXXX
City of London, EC3V XXX

as prepared by

XXXX, Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

XXXX
City of London, EC3V XXX

As inspected on XXXX

By

XXXX, Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX, Chartered Surveyors

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Lessee

Mr X has seen and forwarded this document on by recorded delivery on to the owners/landlords or their legal representatives in relation to the proposed Lease.

Signed: Dated:
Mr X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of has inspected and read the Schedule of Condition for an on behalf of and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned company.

XXXXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424