

SCHEDULE OF CONDITION

XXXXXXXX

XXXXXXXXXXXXXXXXXXXX

London XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

FOR

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

SCHEDULE OF CONDITION

External **page 6**

Front Elevation
Rear Elevation

Internal **page 11**

Ground Floor

Front open plan area
Rear area
Rear left toilet

Basement

Staircase
Front left studio/office
Front right studio/office
Main open plan area
Rear toilet
Rear left kitchenette
Rear right studio/office

Other Matters **page 27**

Limitations **page 32**

Signature Document **page 33**

———— Marketing by: ————

www.1stAssociated.co.uk
0800 298 5424



Introduction and Instruction

We have been instructed to inspect and prepare a Schedule of Condition for
xx.

We inspected the property on xxxxxxxxxxxxxxxxxxxxxxxx.

Information Summary

Address:

xx

Tenant:

xxxxxxxxxxxxxxxxxxxxxxxxxxxx

Covenants:

We have not seen a copy of the lease. 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 prior to signing of the lease or legal commitment to the lease.

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.

From our inspection we can advise that work has not taken place and as such the building you are considering leasing is below the standard set out within most typical FRI leases.

Photographs:

We typically take approximately 240 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.

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



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 landlord/landlord's surveyor/landlord's builder. This section assumes that materials and workmanship will meet British Standards and Codes of Practice or their equivalent.

Where it says subject to Local Authority Consent this means Planning Permission, Building Regulations, Listed Buildings Approval, Conservation Approval and Party Wall Notices and any other associated legal requirements.

Dated defined

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

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

We recommend that a solicitor is employed to ensure the Schedule of Condition that we have prepared is legally attached to the lease and legally binding with the landlord.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Location Plans



Marketing by:

www.1stAssociated.co.uk

0800 298 5424



EXTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Contents:

Front Elevation
Rear Elevation

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424



Front External Elevation



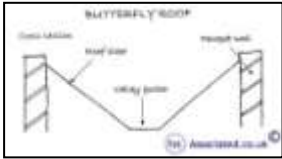
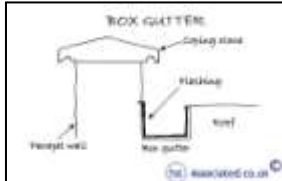

First and Second Floors



Shop front







Top Floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Hidden roof – which we believe to be a Butterfly roof  Parapet wall/box gutter 	Water damage and leaks	Subject to Local Authority Approval. If you have a shared liability a joint high level inspection is recommended with the landlord's surveyor to be carried out from high level cherry picker or equivalent. If there are any shared liability works proposed the landlord to advise.
Walls: Flemish bond brickwork	Pattern staining to brickwork 	See roof section above if you have a shared liability. Subject to Local Authority Approval.

Marketing by: _____

www.1stAssociated.co.uk
0800 298 5424



<p>External Detailing:</p> <p>Windows: Sliding sash windows to upper floors</p>  <p>Shop Front Window:</p> <p>Fascia board to top</p> <p>Glazed picture window with previous tenants shop details on glass</p> <p>Plinth to base</p> <p>Glazed</p>	<p>Dated</p> <p>Dated and dirty</p>   	<p>Clean, repair, prepare and redecorate</p> <p>Subject to Local Authority Approval.</p> <p>Clean, repair, prepare and redecorate /</p> <p>Remove previous tenant's shop front wording tape</p> <p>Subject to Listed building Approval</p>
<p>Shop Entrance Door:</p> <p>Glazed with previous tenants shop details on glass</p>	<p>Dated</p>	<p>Clean, repair, prepare and redecorate /</p> <p>Remove previous tenant's shop front wording tape</p> <p>Subject to Listed Building Approval</p>

Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



Rear External Elevation





Georgian style bow window



Rear entrance



Rear balcony

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Hidden roof – which we believe to be a Butterfly roof. Low level flat balcony roof	A leak is occurring in side believed to be from flat roof 	See front elevation Subject to Local Authority Approval.
Gutters and Downpipes: Cast iron Cast iron soil and vent pipe We viewed the gutters from ground level	Dated and dirty 	Ensure all gutters are watertight and falling towards the downpipe and clear. Repair downpipes and secure as necessary, ensure downpipes are clean and clear. Subject to Local Authority Approval.

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



<p>Walls:</p> <p>Flemish bond brickwork</p> <p>Balcony area</p>	<p>Pattern staining</p> <p>Leaking</p>  <p>Brickwork to this property, with render on next door</p>	<p>Clean. If shared liability landlord to advise.</p> <p>Subject to Local Authority approval.</p>
<p>External Detailing:</p> <p>Windows:</p> <p>Single glazed timber Georgian style bow window with lambstongue mullions</p> <p>Doors:</p> <p>Painted timber with glazed vision panel</p> <p>Metal step to base</p>	<p>Dated and dirty</p> <p>Pattern staining from flat roof above</p>    <p>Dated</p> 	<p>Clean, repair, prepare and redecorate</p> <p>Subject to Local Authority Approval.</p> <p>Repair, prepare and redecorate.</p> <p>Subject to Local Authority Approval.</p>

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.

1stassociated.co.uk Copyright

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424



GROUND FLOOR

SHOP TRADING AREA

(All directions given as you face the property from New Row)

Contents:

Front Open Plan Area
Rear Area
Rear Toilet

Alterations and amendments to the ground floor

You advised verbally that the central studwork wall partitions are being removed. As far as we can see from our visual inspection these do not incorporate any historic features. No drawings have been seen.

We recommend that photographs are taken as work proceeds.

We have explained to the Leaseholder the requirements for Listed Buildings and Conservation Areas.

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Front Open Plan Area



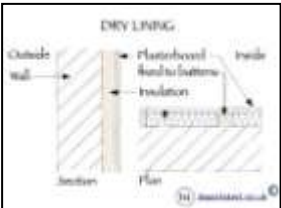

Front elevation left



Central studwork



Front elevation right

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Dated	Repair, prepare and redecorate
Walls: Wallpapered Perimeter walls Solid walls to left and right sides  Internal walls Studwork / dry lined partition	Dated  Supporting beam	Repair, prepare and redecorate.
Floors: Tiled	Dated	Clean

Marketing by: _____

www.1stAssociated.co.uk
0800 298 5424



		
Detailing:		
Windows:		
front picture window	Dated	Clean, repair, prepare and redecorate / Remove previous tenant's shop front wording tape
Doors:		
glazed entrance door left double doors	Dated	Repair, prepare and redecorate Remove previous tenant's shop front wording tape
Services:		See Services Section
lighting		Needs to be to modern standards required


www.1stAssociated.co.uk
0800 298 5424



Rear Area



Rear room

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Signs of water damage believed to be from flat roof above 	Repair, prepare and redecorate
Walls: Painted Perimeter walls Solid Internal walls Studwork Pilasters and beams	Dated	Repair, prepare and redecorate.

——— Marketing by: ———

www.1stAssociated.co.uk
 0800 298 5424



Floors: Quarry tiles	Tile missing where it forms part of skirting to rear left column 	
Detailing: Windows: Georgian style bow window Metal shutters Doors: Rear left door	Dated Dated 	Clean, repair, prepare and redecorate Repair, prepare and redecorate
Services: Lighting Worcester boiler One radiator	 Boiler	See Services Section Needs to be to modern standards required



Rear Left Toilet

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plaster	Dated	Repair, prepare and redecorate
Walls: Painted Tiled around wash hand basin	Dated Dated	Repair, prepare and redecorate Clean
Floors: Tiled	Dated	Clean
Detailing: Doors: Entrance door	Dated	Repair, prepare and redecorate
Sanitary Ware: One WC One wash hand basin	Dated Dated	Deep clean Deep clean
Services: Lighting Cast iron soil and vent pipe		See Services Section Needs to be to modern standards required

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



BASEMENT

Contents:

Staircase
Front left studio/office
Front right studio/office
Main open plan area
Rear toilet
Rear left kitchenette
Rear right studio/office

Alterations and amendments to the basement

You advised verbally that the central studwork wall partitions are being removed and that, as far as we can see from our visual inspection, these do not incorporate any historic features. We have not seen any drawings.

We recommend that photographs are taken as work proceeds.

We have explained to the Leaseholder the requirements for Listed Buildings and Conservation Areas.

——— Marketing by: ———

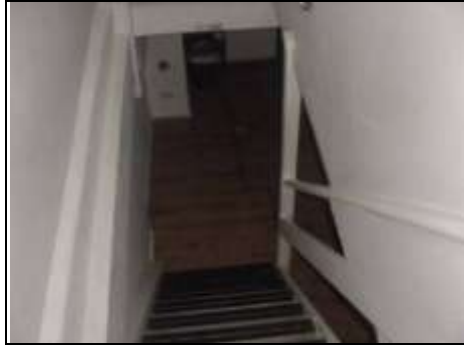
www.1stAssociated.co.uk
0800 298 5424



Staircase



Walls around staircase



Staircase to basement



Cupboard under stairs

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plaster	Dated	Repair, prepare and redecorate
Walls: Painted plaster	Dated	Repair, prepare and redecorate.
Staircase: Metal clad treads Black nosings	Dated Loose	Repair, prepare and redecorate Secure nosings
Services: Lighting		See Services Section Needs to be to modern standards required

——— Marketing by: ———


www.1stAssociated.co.uk
 0800 298 5424



Front Left Internal Studio/Office



Front left studio/office

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plasterboard	Hairline cracking	Repair, prepare and redecorate.
Walls: Painted studwork / dry lining (including perimeter walls) Predominantly wallpapered	Dated	Repair, prepare and redecorate.
Floors: Laminate Bench with upstand	Worn Dated	Clean or replace
Detailing: Doors: Flush door	Missing door closer	Add door closer, repair, prepare and redecorate.
Services: Lighting Electrics to left side – boxed in		See Services Section Needs to be to modern standards required

Marketing by: _____

www.1stAssociated.co.uk
 0800 298 5424



Front Right Internal Studio/Office




Shelving



Front right studio



Radiator

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted plasterboard	Dated	Repair, prepare and redecorate
Walls: Painted Perimeter and Internal Walls studwork / dry lining Shelving	Dated  Dated	Repair, prepare and redecorate Clean
Floors: Laminate	Worn	Clean or replace
Detailing: Doors: Flush door	Missing door closer	Add door closer, repair, prepare and redecorate
Services: Lighting Internal radiator on perimeter wall		See Services Section Needs to be to modern standards required

Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



Main Open Plan Area



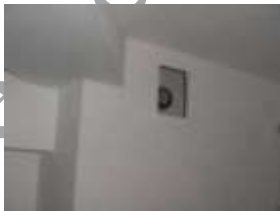
Looking towards WC



Looking to front



Laminate floor

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Dated	Repair, prepare and redecorate
Walls: Wallpaper Perimeter and Internal Walls: Studwork / dry lining	Dated  Dry lining	Repair, prepare and redecorate.
Floors: Laminate	Worn	Clean or replace
Staircase: Cupboard under stairs		
Detailing: Doors: Entrance door	Dated	Repair, prepare and redecorate
Services: Lighting Internal radiator	Dated TRV valve missing	See Services Section Needs to be to modern standards required

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



Rear Toilet



Wash hand basin plumbing



WC



Air vents

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Dated	Repair, prepare and redecorate.
Walls: Painted Tiling around wash hand basin Two solid walls: Left wall - WC Right wall - wash hand basin	Dated	Repair, prepare and redecorate.
Floors: Laminate	Worn	Clean or replace
Detailing: Doors: Entrance door	Dated	Repair, prepare and redecorate
Sanitary Ware: One WC One wash hand basin	Dated Dated	Deep clean Deep clean
Services: Lighting Vents		See Services Section Needs to be to modern standards required

Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



Rear Left Kitchenette



Kitchenette

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plasterboard	Dated	Repair, prepare and redecorate
Walls: Painted Perimeter and Internal walls studwork / dry lining	Dated	Repair, prepare and redecorate.
One wall mounted unit	Dated	Clean
Shelving	Dated	Clean
Splashback tiling	Dated	Clean
Floors: Laminate	Very worn	Clean or replace
Appliances: 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.	

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



Detailing: Doors: Entrance door	Dated	Repair, prepare and redecorate
Services: Lighting Water meter to left side		See Services Section Needs to be to modern standards required

1stassociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Rear Right Internal Studios/Offices



Marked wall



Right studio/office



Step in laminate

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceiling: Painted plaster	Dated	Repair, prepare and redecorate
Walls: Painted Perimeter wall Solid wall to right side Internal wall Dry lined/studwork rear wall Vents in rear wall – indicating dampness	Marked Indicating dampness	Repair, prepare and redecorate. Clean and ensure working
Floors: Laminate Laminate step	Worn	Clean / replace
Detailing: Doors: Entrance door	Dated	Repair, prepare and redecorate
Services: Lighting		See Services Section Needs to be to modern standards required

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



OTHER MATTERS

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

Electrics

The electrics were located to the rear right side.

ACTION REQUIRED: Institution of Engineering and Technology standards (IET) test and report and any recommendations to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

ACTION REQUIRED: The lighting should be appropriate for the use and upgraded as necessary.

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Space heating

The property has a wall mounted boiler located to the rear right side.

Stopcock location

The stopcocks have not been located or tested.

Fire Safety/Fire Alarms/Emergency Lighting

ACTION REQUIRED: Specialist advice should be sought.

Security Alarm

The security alarm has not been located or tested.

ACTION REQUIRED: You need to check with your legal advisor as to the ownership of the alarm system. The important thing with a security alarm is to make sure whether it is a landlord fixture and fitting or a past tenant's fixture and fitting and whether it is working and if so whether it is fully maintained and is acceptable to your insurer.

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 re-letability of a property.

Equalities Act 2010

The Equality Act 2010 legally protects people from discrimination, combining several pieces of earlier legislation, including the Disabilities Discrimination Act 1995 (DDA). The Act requires providers of services and employers to make reasonable provisions for those with disabilities

It should be appreciated that the definition of disability is all encompassing, hence includes those who are partially sighted, hard of hearing, as well as ambulant disabled persons – not just those confined to wheelchairs as many people tend to think.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



In many cases physical changes to the buildings may be required, such as creating level/ramped approaches, the provision of accessible WCs, adjustments to the height of door entry systems for wheelchair uses, and the use of higher contrast internal colour schemes to aid those with visual impairments. However, physical changes may not always be necessary; in some instances it may be acceptable to implement a staff training and management policy to deal with disabled visitors.

ACTION REQUIRED: You should enquire as to the availability of an Access Audit for the property, a report prepared by a specialist examining the various aspects of the building. Whether works are reasonable or otherwise depends on the age and type of the building, and to some extent the nature of your business and the likely visitors. We recommend you commission an Access Audit if one is not available.

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 1990s, 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.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Alterations and amendments to the property

You advise that the central studwork wall partitions are being removed and that, as far as we can see from our visual inspection, these do not incorporate any historic features.

We recommend that photographs are taken as work proceeds.

We have explained to the Leaseholder the requirements for Listed Buildings and Conservation Areas.

1stassociated.co.uk Copyright

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424



Certificates, tests and reports which should have been obtained from landlord/outgoing lessee before taking on the lease/moving in

1. Electrics – An Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report (you need to see these in working order)
3. Asbestos - up to date asbestos report with samples.
4. Drainage – closed circuit TV camera report.
5. Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
6. Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
8. Listed Building Consent.
9. Planning Permissions.
10. Information on how maintenance of the building as a whole is divided up.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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 xxxxxxxxxxxxxxxxxxxx following a visit on xxxxxxxxxxxxxxxxxxxx. This report does not constitute a Structural Survey (now known as a Building Survey).

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Signature Document in Relation to xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx,
xxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Schedule of Condition

This signature document represents page 33 and 34 of a 34 page Schedule of Condition relating to:

xx

as prepared by

xxxxxxxxxxxxxxxxxxxxxxxxxxxx, Chartered Surveyors

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

Lessees Representative

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

xx

As inspected on xxxxxxxxxxxxxxx

By

xxxxxxxxxxxxxxxxxxxxxxxxxxxx, Chartered Surveyors

Signed: Dated: xxxxxxxxxxxxxxx

For and on Behalf of xxxxxxxxxxxxxxxxxxxxxxx, Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk
0800 298 5424



Lessee

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

Signed: Dated:
xxxxxxxxxxxx

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.

—— Marketing by: ——

www.1stAssociated.co.uk
0800 298 5424

