

# **SCHEDULE OF CONDITION**

on

**(property)**

prepared on behalf of

**(client)**

**Date of Report: 2<sup>nd</sup> June 2005**

**Reference: JB/lf 05/10**

\* \* \* \*

1. **INSTRUCTIONS**

We are instructed by \_\_\_\_\_ to inspect premises known as \_\_\_\_\_ and to prepare a Schedule of Condition, with photographs, detailing the condition of the premises (which form part of a larger building).

Our advice in this matter is required in connection with our client's proposed acquisition, by way of assignment, of a leasehold interest in the property. Under the terms of the lease, our client will be responsible for all internal and external maintenance of the premises during the lease term.

This Schedule documents the condition of the premises at the date of the report. It is intended that the Schedule be agreed by the parties to the lease and assignment so that our client will be under no obligation to return the building to a better state of repair than exists at the date of assignment, as evidenced by this Schedule and accompanying photographs.

Our report has been prepared for the sole and confidential use of Sangton Limited together with their legal and professional advisers in connection with the proposed acquisition of the leasehold interest. We accept no liability whatsoever to third parties and any such parties relying upon this report do so at their own risk. However, we hereby confirm that copies of the Schedule may be made available to the Landlord(s) and the existing tenant(s) together with their respective legal advisers in connection with negotiations over the terms of assignment of the lease.

This report has been prepared in accordance with the Conditions of Engagement agreed between Brownlow Associates and \_\_\_\_\_. A copy of the Conditions of Engagement is attached at Appendix I.

2. **CIRCUMSTANCES OF THE INSPECTION**

The premises were inspected on 26<sup>th</sup> May 2005 at which time the weather was dull but dry. The premises were occupied as a Licenced Bar. Inspection was restricted by fixtures and fittings, furniture, fitted floor coverings etc.

Exclusions to the inspection are as follows:-

- ❖ No parts of the structure were opened up in any way that may have caused damage.
- ❖ Service installations were visually inspected only and no specialist tests were applied.

3. **DESCRIPTION & LOCATION**

comprises a pair of ground floor lock up retail units, with cellar rooms beneath, combined and occupied as a licensed bar. The premises form part of a parade of three storey buildings probably built around 1910. We believe the upper parts of the building within which the premises are located are occupied as living accommodation. We did not gain access to these parts at the time of our inspection although they appear to have no relevance to the tenant's repairing liability in respect of the ground floor and basement premises (see Section 6).

The premises stand on the north side of the main in a mixed residential and commercial area on the fringe of the centre of the Chorlton-cum-Hardy district a few kilometres to the north of Manchester city centre.

By way of brief summary, the building within which the premises are located is of brick construction with a slate roof. Within the subject premises, the ground floor is of suspended timber above the cellar areas and the floor within the cellar is of solid concrete.

4. **ACCOMMODATION**

Accommodation briefly comprises:-

Ground Floor:	Bar Rear hall with steps down to cellar Kitchen Vestibule Male, female and disabled toilet facilities
Basement:	Various cellar rooms mainly used for storage. There are two brick partitioned staff washroom areas.
Outside:	Paved front forecourt covered by a glazed canopy on a cast or wrought iron framework. The lease indicates that the tenant of the ground floor premises has a right of way only across the rear yard/garden areas.

5. **SERVICES**

All mains services are connected to the premises but have not been tested in accordance with the agreed Conditions of Engagement. No specialist installations (e.g. pumping and filtration equipment, catering equipment, sound and lighting systems, air conditioning equipment, security and fire alarm systems etc) have been tested. There is a gas fired central heating system.

## 6. **THE LEASE AND REPAIRING COVENANTS**

We have received a copy of the lease under the terms of which the premises are presently occupied. The full terms of the lease are of no real relevance to the purpose of this Schedule but of particular concern are the following.

- a) 'The Building' is defined at section 1.6 but 1.13 refers to 'The Premises'. Further reference to 'The Premises' is made in section E of Schedule 1 on page 26 of the lease. The definition of 'The Premises' as set out at section 1.13 is attached as Appendix 2 as this outlines the extent of the building in respect of which the tenant has repairing liability.
- b) The tenant's repairing liabilities are set out at section 4.2 on page 8 (attached as Appendix 3). The liability includes regular redecoration.

## 7. **SCHEDULE OF CONDITION**

The following notes should be read in conjunction with the Schedule.

1. The terms 'right, left, front and rear' apply throughout as if the property is viewed from Wilbraham Road.
2. Internally, defects are identified on a 'floor by floor, room by room' basis using the same nomenclature as under section 4 (Accommodation) of this report.

### **External Condition**

#### **Front Forecourt (photographs 1 & 2)**

- ❖ Slightly uneven concrete paving.
- ❖ Corrosion of the cast or wrought iron framework including gutters (photographs 3 & 4)
- ❖ Eight cracked panes of glass to the canopy.
- ❖ Loose lead flashings to the canopy.

#### **Shop Front (photographs 1& 2)**

The shop fronts comprise single glazed timber frameworks, including doors, with steel mesh roller security shutters.

- ❖ Minor blemishes to paintwork.
- ❖ Graffiti to the shutters.

#### **Rear Elevations (photographs 5 & 6)**

The rear elevations are of solid brick. Most of the door and window openings have been blocked up with the exception of a fire exit door to the rear of number 414, the door and window to the kitchen (number 416), doors to the cellar (416) and a ground floor window to the main rear wall of 416.

- ❖ Areas of eroded pointing to brickwork.

- ❖ Damp affected brickwork at ground level.
- ❖ A small section of damaged brickwork where a wastepipe has been removed to the right hand side of the outrigger to number 414.
- ❖ Torn felt on a small lean to roof to the kitchen bay area (photograph 7)
- ❖ Grease spillage on brickwork beneath an extractor duct to the left hand side of the kitchen (photograph 8)
- ❖ Weed growth on a deteriorating stone sill to the ground floor window to the rear wall of number 416 and damp staining of brickwork adjacent to a downspout in the same area due to a wastepipe from the first floor not discharging into a hopper head (photograph 9)
- ❖ Old window frames to number 416 are showing wear and tear (photographs 9 & 10)
- ❖ A damaged cover fillet to the double doors to the cellar (photograph 11)
- ❖ Gaps between brickwork and the poorly painted door frame to the kitchen (photograph 12)

## **Internal Condition**

### **Ground Floor**

#### **Bar Area (photograph 13)**

- ❖ Areas of missing plasterwork exposing brickwork as a decorative feature (photograph 14)
- ❖ Extensive foot traffic surface wear to floorboards (photograph 15)
- ❖ Some surface wear to the vinyl floor covering in the bar servery area.

#### **Rear hallway**

- ❖ A section of missing wall plaster (as above).
- ❖ Extensive surface wear to vinyl floor tiles (photograph 16)

#### **Kitchen**

- ❖ Cracked ceiling plaster in the bay window area.
- ❖ Surface wear to the vinyl floor covering.

#### **Vestibule and Toilet Areas** (plastered wall and ceiling surfaces, timber and plasterboard partitions, vinyl floor tiles, softwood joinery items)

- ❖ Minor surface wear and tear to the vinyl floor tiles.
- ❖ The wash basin in the disabled toilet facility is loose.
- ❖ The wc pan in the same area is loose.
- ❖ A loose urinal in the male toilet area.
- ❖ Defective slide bolt to the door to the wc cubicle to the male toilet area.

## **Basement**

Access by way of stone steps. Plasterboard ceilings conceal the undersides of the timber ground floor.

Walls are of unplastered brick. The floor is of concrete.

- ❖ Damp affected brick walls, particularly adjacent to external access doors and in the wash room areas (photograph 17).
- ❖ A loose brick arch to the chimney breast in number 416.
- ❖ General cracking, unevenness and deterioration of the concrete floor, particularly in the barrel store to the front of number 416 (photograph 18)
- ❖ Some damage to the sliding timber door and the adjacent plasterboard infill giving access to the barrel store (photograph 19)
- ❖ Damage to the plasterboard partition above the steps from the rear hallway.

## **Schedule Of Photographs**

- 1 & 2. Front forecourt and shop front
3. Corroded base of column to front canopy
4. Corroded guttering to canopy
- 5&6. Rear elevations
7. Kitchen bay roof
8. Grease spillage under extractor duct
9. Defective sill and damp stained brickwork to main rear elevation of No. 416
10. Kitchen bay window
11. Damaged cover fillet to cellar access doors
12. Gap between brickwork and kitchen door frame
13. Bar area
14. Missing wall plaster in bar area
15. Worn floorboards in bar area
16. Worn vinyl flooring in rear hall
17. Damp brickwork in cellar area adjacent to external doors
18. Defective concrete flooring to barrel store
19. damaged door and plasterboard partitioning in cellar area



THIS REPORT RELATES TO

**‘THE POLAR BAR’  
414/416 WILBRAHAM ROAD  
CHORLTON CUM HARDY  
MANCHESTER**

AND, HAVING BEEN PREPARED BY THE SIGNATORY  
BELOW, IS HEREBY CERTIFIED AS THE  
ORIGINAL OR A TRUE COPY.

**SIGNATURE:**

**SURVEYOR’S NAME &  
PROFESSIONAL QUALIFICATIONS:**

**J Brownlow  
MRICS**

**NAME & ADDRESS OF  
SURVEYOR’S ORGANISATION:**

**Brownlow Associates  
“Wyndene”  
82 New Hall Lane  
Heaton  
Bolton BL1 5HQ**

**DATE OF REPORT:**

**2nd June 2005**

**REFERENCE:**

**JB.LF 05/10**

## **CONTENTS**

- 1. INSTRUCTIONS**
- 2. CIRCUMSTANCES OF INSPECTION**
- 3. DESCRIPTION & LOCATION**
- 4. ACCOMMODATION**
- 5. SERVICES**
- 6. THE LEASE AND REPAIRING COVENANTS**
- 7. SCHEDULE OF CONDITION**