

Reference: 15812091/583

Property: VIAMED, STATION ROAD, CROSS HILLS, BD20 7DT

Check your answers

About you

Full name Helen Lamb

I am (or represent) the Occupier or trustee for occupier

Email address helen.lamb@viamed.co.uk

Telephone number 01535634542

About the property

What is the property used for? Warehouse

Who occupies the property? A company

Company name (occupier) Viamed Ltd

Name of contact for occupier Helen Lamb

When did they first occupy the property? 8/1981

Do you own the property? No

Do you pay rent on the property? Yes

Lettings and sub-lettings

Is any part of the property currently let No

or sub-let to anyone else?

The landlord

Landlord's full name Viamed Properties Ltd

Address 15 Station Road
Cross Hills
Keighley
BD20 7DT

Aside from the relationship as landlord and tenant, is there a personal or business connection? Family

The current lease or agreement

What is the type of lease or agreement? A lease or tenancy agreement

When did the current agreement start? 5/2012

Is the current agreement open-ended? Yes

Can the landlord or tenant end the agreement early? No

Is the rent based on a stepped-rent agreement? No

Rent reviews

Does the current agreement include any rent reviews? No

How the rent was fixed

Was the rent fixed between the tenant and the landlord (or an agent)?

Yes

Is this rent

A new lease or agreement (written or verbal)

The rent

What is the current annual rent?

£23,140

When did the tenant start paying the current rent?

10/6/2008

When was the rent amount agreed or set?

1/6/2008

Is the tenant (or their agent) negotiating a new rent?

No

What is the rent based on?

Open market value

What the rent includes

Does this rent include any living accommodation?

No

Is the rent paid for only part of VIAMED, STATION ROAD, CROSS HILLS, BD20 7DT?

No

Does this rent include any other business property?

Yes

Is this rent based on use of the land only?

No

Is this rent based on an empty (shell) building?

No

Provide more details about your answer.

Ghyll House, 17 Station Road, Cross Hills BD20 7EH - our office building

Is the use of parking spaces or garages included in this rent?

Yes

How many parking spaces or garages are included in the rent?

4 open spaces
0 covered space
0 garage

Does the tenant pay extra for the use of parking spaces or garages?

No

Incentives and payments

Was there a rent-free period?

No

Did the tenant pay anything to the landlord to take on the lease?

No

Did the tenant receive any money from the landlord or previous tenant to take on the lease?

No

Responsibilities and costs

Who is responsible for paying for repairs outside?

Both

Who is responsible for paying for repairs inside?	Tenant
--	--------

Who is responsible for paying for buildings insurance?	Tenant
---	--------

Are business rates included in the rent?	No
---	----

Are water charges included in the rent?	No
--	----

Are service charges included in the rent?	No
--	----

Alterations and improvements

Has the tenant carried out any major alterations to the property in the last 15 years?	No
---	----

Any other factors

Has anything else affected the rent?	No
---	----

ONLY SIGN BELOW IF REQUESTED BY THE VALUATION OFFICE AGENCY

I, Helen Lamb as the occupier or trustee for occupier of VIAMED, STATION ROAD, CROSS HILLS, BD20 7DT declare that to the best of my knowledge the information I have given in this form is correct and complete.

I understand that I could be taken to court if I knowingly submit false information.

Print name (in capitals)

Signature

Date signed

This is a Notice served under paragraph 5(1) of schedule 9 to The Local Government Finance Act 1988 by the relevant valuation officer. I believe the information requested will assist me in carrying out functions conferred or imposed on me by or under Part III of that Act.

