

**Reference:** 15915608/583

**Property:** GHYLL HOUSE 17, STATION ROAD, CROSS HILLS, BD20 7DT

**Thank you, your  
form has been  
successfully  
sent**

We have sent a confirmation email to  
**helen.lamb@viamed.co.uk**

## **What happens next**

We'll update our records with the information you  
have given.

You do not need to contact us, but we may need to  
contact you to check some of the details you  
provided.

## **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?**

Offices

**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?**

11/2010

**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 or sub-let to anyone else?**

No

## 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?**

No agreement or a verbal agreement

**When did the current agreement start?**

11/2010

**Is the current agreement open-ended?**

Yes

## 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?**

£35,500

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**When did the tenant start paying the current rent?** 27/1/2012

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**When was the rent amount agreed or set?** 2/1/2012

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**Is the tenant (or their agent) negotiating a new rent?** No

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**What is the rent based on?** Open market value

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## What the rent includes

**Does this rent include any living accommodation?** No

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**Is the rent paid for only part of GHYLL HOUSE 17, STATION ROAD, CROSS HILLS, BD20 7DT?** No

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**Does this rent include any other business property?** Yes

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**Is this rent based on use** No

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**of the land  
only?**

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<b>Is this rent based on an empty (shell) building?</b>	No
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<b>Provide more details about your answer.</b>	15 Station Road Cross Hills BD20 7DT
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<b>Is the use of parking spaces or garages included in this rent?</b>	No
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<b>Does the tenant pay extra for the use of parking spaces or garages?</b>	No
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**Incentives and payments**

<b>Was there a rent-free period?</b>	No
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<b>Did the tenant pay anything to the landlord to take on the lease?</b>	No
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<b>Did the tenant receive any money from the landlord or previous tenant to take on the lease?</b>	No
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## Responsibilities and costs

**Who is responsible for paying for repairs outside?**

Tenant

**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?**

Yes

**1**

Demolition  
£2,000

8/2018

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**Was the  
tenant  
required to  
carry out any  
works as a  
condition of  
the current  
lease or  
agreement?**

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No

## **Any other factors**

**Has anything  
else affected  
the rent?**

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No