

Reference: 16652197/583

Property: GHYLL HOUSE 17, STATION ROAD, CROSS HILLS, BD20 7DT
(under review)

**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.

Edit address

Current address	GHYLL HOUSE 17 STATION ROAD CROSS HILLS BD20 7DT (under review)
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Changed address	GHYLL HOUSE 17 STATION ROAD CROSS HILLS BD20 7EH
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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

When did the tenant start paying the current rent?

27/1/2012

When was the rent amount agreed or set?

2/1/2012

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 GHYLL

No

**HOUSE 17,
STATION
ROAD,
CROSS
HILLS, BD20
7DT?**

**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.** 15 Station Road, Cross Hills
Keighley BD20 7DT

**Is the use of
parking
spaces or
garages
included in
this rent?** No

**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?

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

No

**included in
the rent?**

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?**

No

Any other factors

**Has anything
else affected
the rent?**

No