

Tenancy Schedule - Units 1-8 Brentford Lock

Unit	Area (Sq M)	Area (Sq Ft)	Tenant	Start Date	Expiry Date	Break Date	Headline Rent (pa)	RR Date	Rent Review Mechanism	Comment
1	132.56	1,427	Mr Yasir Bakici t/a Time Bistro Bar	27/09/2019	26/09/2039	N/A	£25,000	27/09/2024	RPI Index linked	Rent free until 26/09/2021 Rent Deposit - £6,000 plus VAT
2	150.78	1,623	Siracusa Brentford Ltd t/a Siracusa	18/05/2006	17/05/2031	N/A	£24,000	18/05/2021	OMRV	Rent Deposit of £12,000 plus VAT
3	96.25	1,036	Susan Jean Clark t/a Saoirse Hair	25/04/2018	24/04/2033	N/A	£10,800	24/04/2021 - fixed uplift to £13,500 pa	Fixed Uplift (2021) & then lower of Cap(2.5%)/Collar (4%) or OMRV thereafter	Rent Deposit Deed states £5,400 plus VAT. However, current deposit equates to £6,424 inc VAT
4	79.87	860	Mr S McDowell & Mr Yasir Bakici t/a Feather & Heart	25/04/2018	24/04/2033	N/A	£10,800	24/04/2021 - fixed uplift to £13,500 pa	Fixed Uplift (2021) & then lower of Cap(2.5%)/Collar (4%) or OMRV thereafter	Rent Deposit of £4,000 currently held
5 & 6	300.59	3,235	Costcutter Supermarkets Group Plc t/a Costcutter Supermarkets	11/02/2005	10/02/2025	N/A	£55,900	11/02/2020	OMRV	The Costcutter franchisee is using part of the unit as a mobile phone repair & sales shop, trading as iMobile.
7	145.34	1,564	WSW London Limited t/a Winkworth	07/02/2017	06/02/2027	17/02/2022	£30,000	N/A	OMRV	Rent deposit of £15,000 plus VAT
8	463.17*	4,986*	High Street Endinburgh Properties Limited	01/11/2007	31/10/2132	N/A	Peppercorn	N/A	N/A	
	1,368.56	14,731					£156,500			

*All areas are taken from a Measured Survey dated 6 August 2019, with the exception of Unit 8 where areas have been taken from VOA estimates