

# DILAPIDATIONS CONSULTANCY

*Dilapidations – to cause or allow a building to fall into disrepair, as by misuse or neglect – dictionary.com*

Our client, Barcan Woodward Solicitors, required strategic dilapidations advice as a tenant looking to exercise their break clause at King William House, Bristol.

Their suite consisted of in excess of 5,000sq.ft of office space for which their repairing liability was limited by a Schedule of Condition. However, the landlord's schedule of dilapidations paid little attention to the contents of their restrictive repairing obligations by virtue of their break clause being a traditional and onerous, wholly conditional clause executed only upon successful completion of the repairs, reinstatement and redecoration works.

Minded of the obligations automatically imposed by virtue of such a break clause and the risks associated with non-compliance, we were appointed to devise a strategy for mitigating financial exposure and risk to ensure successfully discharged.

By virtue of our early intervention, we were able to prepare a strategy and encourage the landlord to negotiate a financial settlement in lieu of fulfilling the revised and agreed obligations.

Upon completion of our negotiations, we had agreed an exit deal to discharge our client's liability at some **70%** below the landlord's initial claim.



Client: Barcan Woodward Solicitors

Property: King William House, Bristol

Services Provided:

- Dilapidations Exit Strategy
- Lease liability assessment
- Dilapidation negotiations and agreement with the landlord.

## CONTACT US:

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King William House  
Bristol