

# Schedule of Condition

For  
MR. Right  
Chantry Lane  
Bluesville

On Behalf of  
Tenant Limited

**Date Inspected: 17 May 2011**



PD Building Consultancy Limited  
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## **Introduction**

This schedule has been produced by Paul Dainty of PD Building Consultancy Limited under the instructions of Martin Smith of Tenant Limited, to record the condition of the premises as at today's date 17<sup>th</sup> May 2011.

This schedule contains items where damage has occurred, where no damage has occurred we have not recorded. This report only highlights any defects within the building at the current date of inspection.

At the time of the inspection the weather was warm & sunny.

## **Description**

Stand alone unit, comprising of a cavity wall construction with inner skin of blockwork, outer skin of facing bricks up to approximately 3 meters high. The main structural frame is a steel portal frame building with profile metal deck sheeting to the roof with upvc roof lights. The steel work is painted, the walls are fairface block work and painted. The floor is carpeted on solid concrete slab.

The accommodation comprises of a large showroom with a small office to the right front hand corner and the bulk store is to the left hand side of the unit, power float finish floor. There is a goods entrance door and roller shutter door to the rear and a small staff accommodation to the rear of the bulk store. The front entrance door is an aluminium glazed frame with double second door to the centre. Over the front half of the sales area is a lower level suspended ceiling which it open above showing the roof.

All directions are taken as viewed from the front.

Schedule of Condition

ITEM	LOCATION	CONSTRUCTION	CONDITION	PHOTO NO
	<b>Internals</b>			
	Sales Area			
	Floor	Carpeted	Appears to be in a reasonable condition. .	1
	Walls	Lined with display racks	All fastened back to the wall and appear in good condition	2,3
		Fairface block work to the rear/side walls to approx 2/3 of the depth	Appears in good condition	4,5,6
	Ceiling	Open underside main structure of roof	Appears in good condition-some of the roof lights slightly discoloured and may need replacing.	7
			Recommend that the edge sheets to the roof be treated to prevent further decay	8,9,10
	Front Half of Sales Floor			
	Floor	Carpeted	In good condition	11
	Walls	Front Area 1/3 panelled	Appears in good condition	12
	Ceiling	Suspended on hanging wires from main structural part of the roof. Comprises of lay-in smooth tile in metal grid with integral lighting approx 900 by 600mm	All in good condition	13,14
	Rear Right Corner of Sales Floor			
	Emergency Fire Door	Timber	Appears in good condition	15
	Floor	Antico-type imitation wood flooring	Reasonable condition	16
	Walkway-Main entrance door in to main sales area	Antico-type imitation wood flooring	Reasonable condition	17
	Separating Wall from Sales Floor to the Bulk store			
	Wall	Timber stud partition	Extends to approx 3m into bulk	18,19,20

			store area. Block work extends to a height of 6-6.5 meters up to the underside of the haunch of the structural frame, to the first bay on the rear elevation and full length of the side elevation then reverts back to original blockwork at 3 meters high	
	Bulk Store			
	Floor	Power float, painted	Paint in poor condition and requires redecoration	21,22,23, 24,25
			Racking fixed – tenants	26
	Timber Store	Timber frame, with hard board and chicken wire	General storage, cleaning materials etc.	27
	Meter cupboard			