**Confirmation of Evidence**

|  |  |  |
| --- | --- | --- |
| Address |  | The Stillery, 3 Short Brackland, BSE |
| Landlord |  | Russell and Andrea Huntley Pension Fund |
| Landlords Agent |  | Merrifields |
| Tenant |  | The Secret distillery ltd |
| Tenants Agent |  | Unrepresented |
| Transaction Type |  | Letting |
| Effective Date (Lease Date) |  | 08/02/24 |
| * Term
 |  | 5 years (2 year break) |
| * Commencement (Contractual term)
 |  | 08/02/24 |
| * ~~Rent Reviews~~
 |  |  |
| * ~~Time of Essence~~
 |  | ~~Yes / No~~ |
| * ~~Third Party~~
 |  | ~~Arb or IE (L option)~~ |
| * ~~Special Assumption/disregards~~
 |  | ~~Residue~~ |
| * Repairs
 |  | Internal Repairing only |
| * User
 |  | Bar |
| * Alienation
 |  | Assign or sub-let subject to LCNUW |
| Other Valuation Factors |  | 1 month rent free  |
| Service Charge  |  | None |
| ~~Previous Rent~~ |  |  |
| Agreed Rent |  | £15,000 pax |

|  |  |  |
| --- | --- | --- |
| Areas/Dimensions |  |  |
| NIA |  | 846 Sq Ft |

**Analysis**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **£ pa** | **Sq ft** | **@** | **£ per sq ft** |
|  | £15,000 pax | 846 Sq Ft |  | **£17.73 psf** |
|  |  | ***say*** |  | **£17.70 psf** |