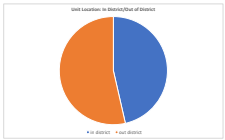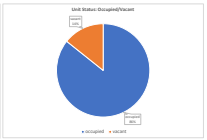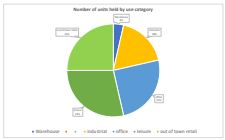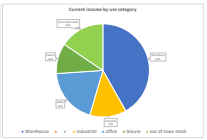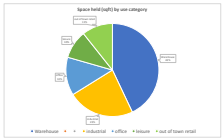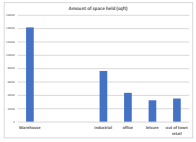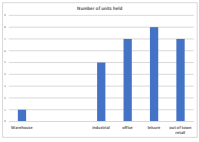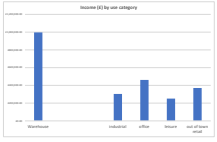Category	Location	In-District?	Country/Street	Unit	Postcode	Tenant (Sales attributed)	Current Rent PCM	ERV / Rent review	Unit size (Square Feet)	£/sqft	Frequency invoiced	Lease start payment terms	Term of years	Next date	Void date	Break clause	Break notice period	Next Rent Review/Expiry	Rent Reviews/ Leases Reviewed	ERV sqrt	Comments	Category	Sqft	unit count	income	in district	out district	occupied	vacant
Warehouse	Cavanford	Out	Fineways Drive, Wakefield Stompont	Unit A	WF82 7QR	DMC Distribution Ltd	£ 104,652	£ 1,065,750	444,206	£7.05	Monthly in advance	14pm	25/03/2015	05/03/24	No	n/a	n/a	no further reviews due	868	Rent increased from £840,142pa to £950,813.04 from 05.02.24 based on top and unit is therefore likely under-rented. ERV is now £1,065,750.00. Tenant vacated industrial offices in Large Unit 1 (7,746 sfft) to extend and occupy Unit A (+ 2,000 sfft) from 05.02.24. Tenant has a break option on 05.03.24 which they have not exercised to date but when exposed to competition. HSC gains good income from this structure, it comprises a very large proportion of rental income. The various ERVs have been all duplicated as on the leases and approved by JDLA (30 unit). Other relevant anomaly there will be significant risk in holding an empty unit until it is re-let, so re-diverted from Huntingdon. Tenant has a break option on 05.03.24 which they have not exercised to date but when exposed to competition. HSC gains good income from this structure, it comprises a very large proportion of rental income. The various ERVs have been all duplicated as on the leases and approved by JDLA (30 unit). Other relevant anomaly there will be significant risk in holding an empty unit until it is re-let, so re-diverted from Huntingdon. Tenant has a break option on 05.03.24 which they have not exercised to date but when exposed to competition. HSC gains good income from this structure, it comprises a very large proportion of rental income. This is a unit that is dragged and this should be regain the lease and secure longer term occupation without the company capital values and tenant under void. Officers are currently progressing with the Council to secure FRES in negotiations with the tenant. Initial discussions were positive tenant is capital gained delivered in this area.									
Office	Fareham	Out	Solent Business Park	SP 4400	PO15 7AF	Vacant	0	-	0	£4,050	5,000	40.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	808	Refurbished space. EPC B. Marketed at c£55.50/ft2. There is nowhere interest but currently nothing of substance. New joint agent currently being sort to strengthen marketing back for remaining space									
Office	Fareham	Out	Solent Business Park	SP 4400	PO15 7AF	Corrigenda	£ 24,875	£ 49,750	5,000	£9.95	Quarterly	Quarterly	10	17/07/2024	16/07/20	6m	17/07/2024 & 17/07/2029	Rental uplift to £49,750 pa on 17/07/2024 after half term period.	808	Recent letting completed to Corrigenda. Fixed uplift to £49,750 on 17/07/2024 after half term period.									
Office	Fareham	Out	Solent Business Park	SP 4400	PO15 7AF	Vacant	0	-	0	£8,500	5,400	40.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	808	Refurbished space. EPC B. Marketed at c£55.50/ft2. There is nowhere interest but currently nothing of substance. New joint agent currently being sort to strengthen marketing back for remaining space	Waterlow	144,000	6	£990,813.04	0	6	6	0
Office	Fareham	Out	Solent Business Park	SP 4500	PO15 7AF	Rise Diagnostics	£ 89,750	£ 94,957	5,382	£17.63	Quarterly	Quarterly	6	08/10/2024	09/10/2017	24m	Fixed Increase	n/a	808	x20 rent for 3 yrs. Full rent payable from 08 Oct 2024.									
Office	Fareham	Out	Solent Business Park	SP 4500	PO15 7AF	Rise Diagnostics Ltd	£ 89,750	£ 89,750	5,382	£16.68	Quarterly	Quarterly	5	08/10/2025	07/04/2020	24m	Fixed Increase	n/a	808	Initial break not exercised and full rent payable from 08 Oct 2020 at £89,750. Tenant only break 08/10/27									
Office	Fareham	Out	Solent Business Park	SP 4500	PO15 7AF	Vacant	0	-	0	£8,325	5,400	40.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	808	Refurbished space. EPC B. Marketed at c£55.50/ft2. There is nowhere interest but currently nothing of substance. New joint agent currently being sort to strengthen marketing back for remaining space	Industria	76500	5	£509,550.00	5	0	4	1
Office	Alsatia	Out	Military Way	Centre 35	SG6 1EP	Winnett Direct	£ 217,000	£ 224,250	24,358	£9.4	Quarterly	Quarterly	10 yrs	01/12/25	30/11/20	01/12/26	3m	01/12/25	Uplifts introduced to negotiate RR on half of Unit.	150	Winnett Direct have a commitment to achieving net zero carbon emissions by 2050. They have previously outlined they would like to stay in this building and would have welcomed EPC energy efficiency and the upgraded. They want us to fund an at least part fund the cost, which this investments are £1.5m. They are open to a new lease for 10 years with a break at 5 years. Tenant would like to have a break at 5 years but we have offered 7 years with no break. Investment Market at Dec '23 Still had been purposefully delayed due to Tenant break and discussions re possible city fit out but not and lease re-gear. Vacant possession from Sui Ho demonstration, as Tenant has exercised break option. Tenant has agreed to pay £224,250 per annum from 01/12/25 with no incentive for an increase on review. Tenant asked if they would be to have a solar PV and battery system (without any cost to them) to this from RSD but they are not interested. Tenant did not exercise the break and Sui Ho continued to occupy until their lease ended on this new lease agreement £187,000 backdated to 01/12/25. New	office	41840	7	£444,383.00	0	7	4	3
Industrial	Huntingdon	In	Norwich	3	PE294XD	Vacant	0	-	230,000	£5.056	£0.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	392	Vacant since Feb 20. Asking £250,000pa. Previously let at £168,250pa from Jan 15. Foodbank from overings. Is in good condition. Roof is in good condition. Concrete floor. Loading doors. Ample parking. Brokers fees & vacancy Managed. Use, not removed. Full refurbishment required. This gives potential for reconfiguration and possibly inclusion of two terraced units where we have limited access. As a minimum consent for change of use to B8 should be obtained. Vacant since Feb 20. Asking £250,000pa. Previously let at £168,250pa from Jan 15. Foodbank from overings. Is in good condition. Roof is in good condition. Concrete floor. Loading doors. Ample parking. Brokers fees & vacancy Managed. Use, not removed. Full refurbishment required. This gives potential for reconfiguration and possibly inclusion of two terraced units where we have limited access. As a minimum consent for change of use to B8 should be obtained. Tenant has exercised break option and will be vacating on 31/12/24. Tenant has agreed to lease to Sundries on Room 1-2. Unit has been the hardest and unsecure. Intruding Access for Both. We haven't faced Industrial, and strong interest from PF Engineering Group currently based in St Ives. Who will double the size. Future occupier on whole to increase production. JK Engineering still interested if the current lease	Industria	124,625	8	£356,450.00	8	0	8	0
Industrial	St Neots	In	Little End Road	24a	PE192EH	Ultra Tab	£ 76,000	£ 76,000	8,757	£7.76	Quarterly	Traditional quarter days	10	24/07/26	25/07/20	n/a	n/a	01/08/24	Not yet due	126	Temporarily let to Intertrusted and now till year lease agreed in July. Rent increase increased from £75,000 to £76,000 pa.	out of town	10,000	2	£135,833.00	0	2	2	0
Industrial	St Neots	In	Little End Road	24b	PE192EH	Solar Flooring Limited	£ 56,000	£ 63,500	42,304	£7.26	Quarterly	Traditional quarter days	40yrs	06/07/18	06/07/20	Approval not triggered	n/a	n/a	Not yet due	392	Rent increased from £56,814 per pa (£1.35/sqft) to £63,500pa (£7.26/sft) with effect from 6/7/20.	retail	33,600	28	£1,382,307.04	45	45	24	4
Industrial	St Neots	In	Little End Road	25a	PE192EH	Tabbs Cars & Fabrications Ltd	£ 63,500	£ 73,000	8,850	£7.44	Quarterly	Traditional quarter days	5yrs	06/03/25	05/09/24	6m	n/a	Not yet due	876	Lease completed Feb '20. Fixed increase to £63,500 in June 24. Lease notice to annual tenants									
Industrial	St Neots	In	Little End Road	25b&c	PE192EH	Tenant vacancy. Prospective tenant	£ 76,000	£ 89,055	16,752	£7.63	Quarterly	Traditional quarter days	40yrs	12/05/26	16/05/20	n/a	n/a	n/a	Uplifts introduced to negotiate future	175	4 Months expert advice council extend the short term of between £80,253.27-70 p.m.D until £85,252.28.00 ref Sq ref approved agreements, a £37,500 - 50% reduction accept to present RPD premium. Negotiations on going									
Leisure	St Neots	In	Rowley Arts Centre	1	PE192ABJ	Fine Dining Restaurant	£ 52,000	£ 52,000	3,067	£16.61	Quarterly	Traditional quarter days	25yrs	14/03/24	15/09/20	n/a	n/a	14/03/24	RR Increase of 10.00%	840	Rent was £47,700pa when surrendered but reduced by 30% to £33,400pa as a result of a CVA.									
Leisure	St Neots	In	Rowley Arts Centre	2 & 3	PE192ABJ	Event Venue & Strength & Conditioning	£ 80,000	£ 80,000	6,850	£12.05	Monthly in advance	Monthly in advance	10	13/05/25	12/05/20	13/05/20	6m	13/05/20	Not yet due	840/253	Let on a gym with one floor with no three tenants which is where tenants the larger unit. Unit 3 leases surrendered within rent they have reached through. RR up to 7 in line with RPI, max 4% pa in 5 leases. Tenant wanting to subtet									
Leisure	St Neots	In	Rowley Arts Centre	4	PE192ABJ	Event Hire and Sports Club Unit 4	£ 50,000	£ 52,500	4,500	£12.00	Monthly in advance	Monthly in advance	5yrs	24/07/25	06/07/20	24/07/20	6m	Fixed increase to £52,500pa from 24/7/20	Not yet due	840	Let. 6m rent free to allow for fit out. 1m rent deposit held. 6 £2,500 tenbe paid to HSC Fitment Assets lease. Are to pay Quarterly Sub with unit 5 to be.									
Leisure	St Neots	In	Rowley Arts Centre	5	PE192ABJ	Crec.sin.net	£ 50,000	£ 50,000	18,000	£2.84	Quarterly	Quarterly in arrears	25yrs	21/03/14	26/09/24	30/09/2027	90 days	21/03/2019	21/09/19	840	Crosworth undertaken a court supposed financial instructions which reduced the rent payable for this unit to 50p per covenants with Lisom, Insurance and service charge. Adeauthd variation has since been agreed to exist the rent and this £50per.									
Leisure	St Neots	In	Rowley Arts Centre	Car Park	PE192ABJ	None - in the 999 operated	-	-	-	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Britannia Car Park Kings management was ended on 30th April '24 - a loss. The running of the car park is being brought in house. Only permit is the volunteers and a monogramme are currently under review.									
Leisure	St Neots	In	Rowley Arts Centre	Plot 4A	PE192ABJ	Cari Jules Fieldwork	£ 250	£ 250	550	£0.42	Annually in advance	Annually in advance	125yrs	01/04/24	31/12/08	n/a	n/a	01/04/24	Not yet due	177	Rent due to double every 25 yrs									
Leisure	St Neots	In	Rowley Arts Centre	Plot 4Ba	PE192ABJ	John Richmond	£ 250	£ 250	584	£0.40	Annually in advance	Annually in advance	125yrs	01/04/24	31/12/08	n/a	n/a	01/04/24	Not yet due	176	Rent due to double every 25 yrs									
Leisure	St Neots	In	Rowley Arts Centre	Plot 4Bb	PE192ABJ	John Richmond	£ 250	£ 250	655	£0.33	Annually in advance	Annually in advance	125yrs	01/04/24	31/12/08	n/a	n/a	01/04/24	Not yet due	176	Rent due to double every 25 yrs									
Out of Town Retail	Sudbury	Out	Shawlands Retail Park	Unit 1	CO10 2WZ	Pure Gym Limited	£ 95,000	£ 95,000	8,500	£11.18	Monthly in advance	Monthly in advance	10 yrs	14/06/25	15/09/20	15/06/26	6m	15/06/20	Not yet due	848	New lease. 1yr rent free to allow for fit out now completed. 1yr fifth to fifth break 15th mth 4% pa increase/diversity									
Out of Town Retail	Sudbury	Out	Shawlands Retail Park	Unit 2	CO10 2WZ	Pure Gym Limited	£ 73,250	£ 73,250	6,000	£12.21	Monthly in advance	Monthly in advance	5	01/10/24	01/10/20	n/a	n/a	01/10/20	Not yet due	731	Lease renewal for further term @73,750pa (equiv £12.3/sft) effective (next review). *Uplift not in line w/ Assessment Fee.									
Out of Town Retail	Sudbury	Out	Shawlands Retail Park	Unit 3	CO10 2WZ	Pets at Home	£ 65,252	£ 66,000	6,287	£10.50	SW	Within sub-let	5 yrs	24/05/26	20/09/20	Yes	n/a	n/a	Not yet due	1,181	New 5 year lease completed. Rent to Mark review lease on Extending from 6yrs deal on unit 4.									
Out of Town Retail	Sudbury	Out	Shawlands Retail Park	Unit 3A	CO10 2WZ	Furniture Village	£ 63,500	£ 63,500	6,243	£10.17	SW	Within sub-let	10 yrs	09/08/24	08/08/20	09/08/26	6m	09/08/20	Not yet due	0.84	Lease renewed with effect from 9/8/24. Rent increase gained overall to incentivise given. Furniture trade well from Headline rent £90,750pa as below but incentive given/equivalent to the rent free but spread as reduced rent over first 4yrs (equiv to one rent of £63,675/year £10.20/sft). **Monthly rents accepted by electronic or cheque.									
Out of Town Retail	Sudbury	Out	Shawlands Retail Park	Unit 4	CO10 2WZ	Mark's Dig Limited t/a Pizza Hut	£ 65,750	£ 65,750	4,724	£13.92	SW**	Trustpit sale	5 yrs	08/12/25	07/12/20	No	n/a	n/a	Not yet due	1,181	Lease renewed and Bulldock Woodland Acreage Hotel and Kitchen. Short term very open agreement in place with Household units unit somerbeck Terms agreed with MRT Pre Lend solicitors instructed. 4 £16,500 @ £0 uplift 5th year lease 5 yr rent review and break based with 6 month reciprocity. 46 month half term period.									
Out of Town retail	Sudbury	Out	Shawlands Retail Park	Unit 5	CO10 2WZ	Poundland	£ 41,888	£ 44,000	8,399	£5.45	SW	Within sub-let	10 yrs	23/06/25	rolling	n/a	8 weeks	n/a	n/a	1,741									
Out of town retail	Sudbury	Out	Shawlands Retail Park	Unit 6	CO10 2WZ	Self Trading Limited t/a Card Factory	£ -	-	8,399	n/a	n/a	N/A	10Yrs pa	14/08/20	15/08/20	n/a	n/a	n/a	n/a		Office Vacant still judgement remain with rent. Tenant committed to current contract change.									
				£ 1,583,457	£ 1,685,462	356,435