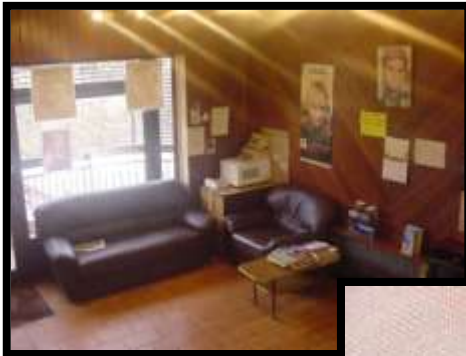


SCHEDULE OF CONDITION

**Hairdressers
Islington, London. N1**



Mr X

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

CONTENTS

SCHEDULE OF CONDITION

Elevations	page 4
Internal Rooms	page 8
Other Matters	page 18
Limitations	page 20
Signature Document	page 21

1stAssociated.co.uk copyright

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

Address: XXX Islington, London. N1

Prospective Tenant: Mr X

**Repairing Covenant,
Redecorating Covenant,
Reinstatement and Statutory
Regulation Covenant
Yield Up Clause:**

We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.

Photographs:

We typically taken over 100 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

Orientation:

All directions are taken as if viewing the property from the front.

The Schedule of Condition offers a detailed description of the condition of the property on XXXX

The Schedule of Condition is to be read in conjunction with the Property Report.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

ELEVATIONS

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Whilst we are advised it is an Internal Only Repairing Lease there may be some shared costs and responsibilities with relation to the external of the property so have included this area with the Schedule of Condition.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

FRONT ELEVATION






Front view




Paved area at front – you need to understand who owns this.



Base of shop front

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:	Unable to view the roof	
Walls: Brickwork		
<p>Windows: Roller shutter and over hanging area, we assume you have responsibility for lighting.</p>   	Rust to base, shown these were in working order	Repair, prepare and redecorate.

Hairdressers
Islington, London. N1

Signage: Timber sign		Dated	Replace
------------------------------------	---	-------	---------

1stAssociated.co.uk copyright

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

REAR ELEVATION



Rear elevation



Close up rear elevation



Garage

No access into this area,
cars were parked in front of the area during the course of our survey

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs:	Unable to view the roof	
Walls: Stretcher Bond brickwork Row of soldier bricks directly above the garage which may be brick slips sitting onto the concrete frame (no way of knowing without opening up the structure)		
Overflow:	Discharging onto the right hand wall (all directions given as you face the property)	Clear/repair

Hairdressers
Islington, London. N1

<p>Soffit: Concrete overhang</p> <p>Windows: Double glazed, timber framed Door: Up and over garage door</p>		<p>Repair, prepare and redecorate.</p>
<p>Signage: Timber sign</p>	<p>Dated</p>	<p>Repair or replace</p>

1stAssociated.co.uk copyright

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

SIDE ELEVATION



Side elevation



Street level



Whole property from side

DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Forms end gable of the building	Unable to view the roof	
Walls: Stretcher Bond brickwork Likely to have a structural frame beneath it.	Some vegetation growing at the base of the wall between the wall and the pathway	Clear
Signage:	Broken/damaged	Repair or replace or remove
Services: Service boxes on the wall	Unknown what these relate to.	

INTERNAL

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

BASEMENT



Garage – we did not have access to this area. You need to access and view this area prior to committing to the Lease.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

LOWER GROUND FLOOR

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

12





Reception and two combing out areas




Reception



Reception area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings: Suspended ceiling grid system with an exposed grid. We believe it to be a concrete shell behind this.</p>  <p>Suspended ceiling cable system can be seen and the conduit and wiring for ceiling lights.</p> 	<p>Stained, some of which we believe to be nicotine, this is hard to clean.</p>	<p>Deep clean / benefit from being replaced</p>
<p>Walls: Diagonal stained timber boarding We believe it to be brickwork behind this.</p> 		<p>Clean</p>
<p>Floors: Quarry tile</p> 	<p>Marked and some of the tiles are cracked, ingrained dirt. Mat well to entrance.</p>	<p>Deep clean and/or replace</p>

<p>Joinery: Timber staircase</p> 	<p>Worn</p>	<p>Benefit from sanding and re-staining. Also benefit from a second balustrade, it currently has one, however this would limit access to the kitchenette area</p>
<p>Services: Gas Heater</p>  <p>Each of the combing out stations has a double power point and in addition an extra shared double power point and are surface mounted.</p>  <p>Telephone point in reception area.</p>  <p>Fuse board</p>	<p>We are advised it is a combined electric and gas heater, the sole heating system apart from the hairdryers</p> <p>Fuse board is original</p>	


Kitchenette



Kitchenette



Close up of Kitchenette

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Kitchen Equipment:</p> <p>The Kitchenette area consists of a Formica boarding and power points</p> <p>Earth Test</p> 		

UPPER GROUND FLOOR

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

Combing out areas, driers and back wash basin units



Combing out area






Seating



Back wash basins



General view combing out area

DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Suspended ceiling grid system with an exposed grid. We believe it to be a concrete shell behind this.</p>   	<p>Nicotine staining</p>	<p>Deep clean, replacement recommended.</p>

<p>Walls: Stained timber boarding We believe it to be brickwork behind this.</p> 		<p>Re-stain.</p>
<p>Floors: Tiles</p> 	<p>Cracked, ingrained dirt</p>	<p>Repair/Replace. Deep Clean</p>
<p>Joinery: Windows Timber, double glazed, central hinged casement</p>  	<p>Need redecorating and new ironmongery</p>	<p>Replace ironmongery. Repair, prepare and redecorate.</p>
<p>Services: Factory insulated hot water cylinder Water tanks Boiler</p>	  	

WC



Wash hand basin



WC

DESCRIPTION	CONDITION	ACTION REQUIRED
Ceilings: Painted	Marked	Repair, prepare and redecorate.
Walls: Formica	Marked	Repair, prepare and redecorate.
Floors: Vinyl	Ingrained dirt	Deep clean
Sanitary Ware: WC and wash hand basin		Deep clean

OTHER MATTERS

SERVICES

Electrics

All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.

Fuel – Gas/Oil

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

FIRE REGULATIONS

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

ACTION REQUIRED: You should have a suitable Fire Safety Notice from the outgoing tenant/landlord.

DISABILITY DISCRIMINATION ACT

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

ASBESTOS REGISTER

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

The Schedule of Condition has been prepared by XXXXXXXX following a visit on XXXX. This report does not constitute a Structural Survey (now known as a Building Survey).

Signature Document in Relation to XXXX
Islington, London. N1

Schedule of Condition

This signature document represents page 23 and 24 of a 24 page Schedule of Condition relating to:

XXXX
Islington, London. N1

as prepared by

XXXXXXXX, Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

XXXX
Islington, London. N1

As inspected on XXXX

By

XXXXXXXX, Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

Lessee

Mr X has seen and forwarded this document on by recorded delivery on
..... to the owners/landlords or their legal
representatives in relation to the proposed Lease.

Signed: Dated:
Mr X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of
..... has inspected and read the
Schedule of Condition for an on behalf of
and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned
company.