

Wallington Court, Woodcote Road, Wallington, Surrey SM6 0HG - Full Tenancy Schedule

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Commercial Unit & Ground Floor Kiosk	Gym currently comprising reception area, aerobics / dance studio, cardiovascular area, strength zone area, physio room, changing rooms with shower cubicles and WCs (Gym Approx. 7,184 sq ft) (Kiosk Approx. 74 sq ft)	M. A. M. Fitness Limited (t/a énergie fitness as a 24 Hour Gymnasium)	10 years from 24th June 2014	£55,000	Effectively FRI by way of service charge. £12,000 Rent Deposit held.
Flat 1	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 15th November 2019 (Holding over)	£13,200	£1,269.25 Rent Deposit held.
Flat 2	3 Bedrooms, Living Room, Kitchen, Bathroom/WC			VACANT	Previously let at £12,600 p.a.
Flat 3	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 25th May 2023	£13,200	£1,269 Rent Deposit held.
Flat 4	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 21st June 2023	£12,000	£975 Rent Deposit held.
Flat 5	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individual(s)	AST - 1 year from 1st May 2010 (Holding over)	£12,000	£700 Rent Deposit held.
Flat 6	3 Bedrooms, Living Room, Kitchen, Bathroom/WC			VACANT	Previously let at £12,600 p.a.

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Flat 7	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£9,000	EDR 5th April 2022
Flat 8	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individual(s)	AST - 1 year from 11th February 2023	£15,600	£1,500 Rent Deposit held.
Flat 9	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individual(s)	AST - 6 months & 25 days from 10th March 2016 (Holding over)	£11,400	£1,425 Rent Deposit held.
Flat 10	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 19th June 2023	£12,000	£1,275 Rent Deposit held.
Flat 11	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 1st June 2023	£12,000	£1,237.50 Rent Deposit held.
Flat 12	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 17th August 2020 (Holding over)	£12,600	£1,050 Rent Deposit held.
Flat 13	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 2nd September 2005 (Holding over)	£12,600	Rent increased to £12,600 p.a. by way of a Section 13 Notice dated 24th May 2023. £900 Rent Deposit held.
Flat 14	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 22nd June 2023	£12,000	£1,087.50 Rent Deposit held.

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Flat 15	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 12th June 2020 (Holding over)	£11,400	£950 Rent Deposit held.
Flat 16	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual (with personal guarantor)	AST - 1 year from 1st August 2021 (Holding over)	£13,200	£1,100 Rent Deposit held.
Flat 17	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 1st June 2023	£12,000	£1,087.50 Rent Deposit held.
Flat 18	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 16th September 2021 (Holding over)	£13,200	
Flat 19	Studio Flat (1 Room plus Kitchen, Bathroom/WC)	Individual	AST - 1 year from 1st August 2023	£9,900	£900 Rent Deposit held.
Flat 20	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 1st June 2023	£12,000	£1,200 Rent Deposit held.
Flat 21	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals (with personal guarantor)	AST - 1 year from 10th September 2020 (Holding over)	£12,600	£1,050 Rent Deposit held.

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Flat 22	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 1st August 2006 (Holding over)	£12,000	£937.50 Rent Deposit held.
Flat 23	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 5th June 2023	£12,000	£1,200 Rent Deposit held.
Flat 24	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 1st June 2023	£12,000	£975 Rent Deposit held.
Flat 25	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 4th June 2023	£12,000	£1,000 Rent Deposit held.
Flat 26	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 1 year from 1st June 2023	£12,000	£1,237.50 Rent Deposit held.
Flat 27	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (Approx. 635 sq ft)	2 Individuals	AST - 1 year from 1st June 2023	£12,000	£750 Rent Deposit held.
Flat 28	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	AST - 1 year from 1st June 2023	£12,000	£1,312.50 Rent Deposit held.
Flat 29	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£8,898	EDR 5th April 2022

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Flat 30	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 Individuals	AST - 6 months & 2 days from 27th September 2018 (Holding over)	£12,000	£1,500 Rent Deposit held.
Garage 1		Individual	Monthly	£900	
Garage 2		Individual	Monthly	£900	
Garage 3		Individual	Monthly	£1,200	£150 Rent Deposit held.
Garage 4		Individual	Monthly	£900	
Garage 5		Individual	Monthly	£900	
Garage 6				VACANT	Currently occupied by Freeholder's builder.
Garage 7		Individual	Monthly	£1,200	£150 Rent Deposit held.
Garage 8				VACANT	
Garage 9		Individual	Monthly	£900	
Garage 10		Dimashqi Ltd	Monthly	£1,200	£200 Rent Deposit held.
Garage 11		2 Individuals	Monthly	£900	
Garage 12		Individual(s)	Monthly	£900	
Garage 13		Individual	Monthly	£900	
Garage 14		Individual	Monthly	£1,200	£200 Rent Deposit held.
Garage 15		Individual	Monthly	£900	
Garage 16		Individual	Monthly	£900	

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Garage 17		Individual	Monthly	£900	
Garage 18		2 Individuals	Monthly	£960	£150 Rent Deposit held.
Parking Space 1		Individual	Monthly	£600	
Parking Space 2		Individual	Monthly	£600	
Parking Space 3		Individual	Monthly	£600	
Parking Space 4		Individual	Monthly	£600	
Parking Space 5		Individual	Monthly	£600	£50 Rent Deposit held.
Parking Space 6		Individual	Monthly	£600	
Parking Space 7		Individual	Monthly	£600	
Parking Space 8		Individual	Monthly	£600	
Parking Space 9		Individual	Monthly	£600	
Electricity Sub-Station		South Eastern Power Networks Plc	99 years from 29th September 1937		
TOTAL				£412,858 Plus 2 Vacant Flats & 2 Vacant Garages	

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