

Valuation Office Agency Logo

This form was submitted to the Bristol office at 9:48 PM on 14 January 2015

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**The property**

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Address:	UNIT G11 AT BV STUDIOS 37, PHILIP STREET, BEDMINSTER, BRISTOL, BS3 4EA
Postcode:	BS3 4EA
Reference No:	8988484/212

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**Part 1 - The property and you**

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1.1	What is the property used for?	Community-operated workshop & venue for recreational/educational construction
1.2	Name and address of occupier	Bristol Open Technology Lab, Unit G11, BV Studios, 37 Philip Street, Bristol
	Postcode:	BS3 4EA
1.3	First occupied	07/01/2011
1.4	Do you own the property?	No
1.5	Do you pay rent for the property?	Yes

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**Part 2 - Your Landlord**

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2.1	Name of landlord	Ladcrown Properties
	Address of landlord	BV Studios, 37 Philip Street, Bristol
	Post code:	BS3 4EA
2.2	Are you connected with the landlord?	No

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**Part 3 - Your Rent**

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3.1	Current total annual rent	£ 5460.48
3.2	Date the rent became payable	22/03/2014
3.3	Date the rent was agreed	22/03/2014
3.4	Are you currently negotiating a new rent?	No

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**Part 4 - What the Rent includes**

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4.1	Do you pay rent for only part of the property?	No
4.2	Does this rent include other property?	No
4.3	Does this rent include living accommodation?	No
4.4	Was this rent fixed in respect of land only?	No

4.5 Was this rent fixed in respect of a 'shell' unit? No

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### Part 5 - Your lease or agreement

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5.1 Lease commencement date: 22/03/2014

5.2 Lease term: - -

Open ended Agreement? Yes

5.3 Type of agreement? A licence or other type of written agreement

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### Part 6 - Rent reviews

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6.1 Does the lease agreement provide for rent reviews? No

6.2 Is the rent shown the result of a rent review? No

**Part 7 - How was your rent fixed, if not by a review**

- |     |                          |                                      |
|-----|--------------------------|--------------------------------------|
| 7.1 | How was your rent fixed? | Rent fixed with no-one else involved |
| 7.2 | Rent Fixed By            | Rent fixed by a renewed lease        |

**Part 8 - How is your rent worked out**

- |     |                   |                   |
|-----|-------------------|-------------------|
| 8.1 | Rent is based on: | Open market value |
|-----|-------------------|-------------------|

**Part 9 - Incentives and Payments**

- |     |   |    |
|-----|---|----|
| 9.1 | Were you given a rent-free period when the lease or agreement was granted?  | No |
| 9.2 | Did you <i>pay</i> a capital sum in respect of this lease or agreement?     | No |
| 9.3 | Did you <i>receive</i> a capital sum in respect of this lease or agreement? | No |

**Part 10 - Responsibilities and costs**

- |      |   |          |
|------|---|----------|
| 10.1 | Who is responsible for the following costs:               |          |
|      | Outside Repairs?  | Landlord |
|      | Inside Repairs?   | Landlord |
|      | Building Insurance?                                       | Landlord |
| 10.2 | Does the rent include any amount for the following costs: |          |
|      | Non-domestic Rates?                                       | No       |
|      | Water Charges?  | Yes      |
|      | Services?   | Yes      |
|      | Service   | -        |
|      | Amount per year included in rent<br>(excluding VAT)       | £ -      |

**Part 11 - Parking at or near the property**

## 11.1 Parking spaces/garages included in the rent

open spaces	0
covered spaces	0
garages	0

## 11.2 How many spaces/garages do you pay for?

open spaces	0
covered spaces	0
garages	0

**Part 12 - Alterations and improvements**

12.1 Have you or a previous occupier carried out any major alterations, improvements, refurbishments, initial fitting out or initial repairs to the property? No

12.2 Are/were you or a previous occupier required to carry out any works as a condition of the current lease or agreement? No

**Part 13 - Any other factors**

13 Are there any other factors that have affected the rent payable? No

**Part 14 - Lettings and sublettings**

14 Do you let or sublet any part of the property? No

**Part 15 - Declaration**

Name:	David Wyatt
Position:	Director
I am the:	Lessee
Daytime Telephone No.:	07946431918
E-mail Address:	david@davidwyatt.me.uk

**Part 16 - Contact Details**

Name:	David Wyatt
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