

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 Ground Floor	No. 16 Ground Floor Shop Internal Width 17'10" Shop Depth 28'9" Built Depth 32'0" Area Approx 495 sq.ft. WC	Thomas Higgins & Co (Services) Ltd (with Guarantor) (Solicitors specialising in debt recovery)	15 years from 29th September 2001	£21,500	Effectively FRI Rent Reviews and Tenant's breaks 2006 and 2010 The lessees spent around £100,000 on new windows in 2002. They have been in occupation since 1980 and employ around 100 staff on site.
1 & 5-11 Capitol Buildings	First Floor Offices Area Approx. 3,200 sq.ft. Ladies & Gents WCs				
No. 8 Ground & First Floor (No. 2 Capitol Buildings)	No. 8 Ground Floor Shop Internal Width 17'3" Shop Depth 33'6" 2 WCs First Floor Storage Area Approx. 625 sq.ft.	Showman Ltd (with Guarantor) (Fashion Menswear)	10 years from 11th June 2000	£10,000	Effectively FRI Rent Review 2005 to OMV or inflation, whichever the higher Tenant's break 2005 by way of a side letter Note: Office No. 3 & No. 4 are sub-let to Thomas Higgins & Co (Services) Ltd at £4,617.60 per annum exclusive
3 & 4 Capitol Buildings	First Floor Offices Area Approx. 735 sq.ft.				
Ground Floor Nos 2, 4, 6, 12, 14, 18/20, 22 & 24	9 Shops	Various	Each 99 years from approximately 2000	£225	Effectively FRI
TOTAL				£31,725	