

MICHAEL LINCOLN & ASSOCIATES

Property Consultancy Services

**T A Brake Esq MP
Liberal Democrats
5 Nightingale Road
Carshalton
Surrey SM5 2DN**

30th April 2010

Our Ref: 10062A

Dear Mr Brake

**Premises at 5 Nightingale Road
Carshalton Surrey SM5 2DN**

Further to your instructions, I have now inspected the ground floor premises occupied by you in this two-storey detached building together with the car parking areas that come with the demise.

The overall property is situated just off Wrythe Green with its local shops and is about one-third of one mile from Carshalton railway station and circa two-thirds of one mile from the High Street shops in the central part of Carshalton.

The actual 1920's/1930's building is of traditional design and construction having brick elevations and a tiled pitched roof, and all mains services are provided thereto. The ground floor subject premises comprise a retail shop used as offices with all mains services provided, and the car parking facilities are for say four cars (although more can be fitted-in) on the front surfaced forecourt and on some part surfaced land to the rear of the building. There is a self-contained residential flat at first floor level with its own ground floor entrance from the front of the building but this is not included in the demise of the subject premises.

I have measured the premises and ascertained that they have an area of about 640 net usable square feet for use as offices or a retail shop and, if as a retail shop, the ITZA area for valuation purposes is 410 square feet.

I understand that there is a Lease of the subject premises to the Trustees of the Sutton Liberal Democrat Party [REDACTED] which expires on 26th September 2010 at a currently reserved rent of [REDACTED] per annum exclusive. I also understand that the Trustees sub-let part of the subject premises to you, Mr T A Brake, at a currently reserved charge of £8,320 per annum.

Cont'd - 2

As at the date of this Report of 30th April 2010, the open market rental value of the subject premises whether they be used as offices or as a retail shop is, in my opinion, [REDACTED] per annum exclusive (ie slightly lower than the currently reserved rent). One would hope that the Trustees can negotiate a new Lease as from 26th September 2010 at such a rental level.

On taking into account the information given to us at the time of our inspection regarding firstly the accommodation occupied by you, the MP, and your staff, secondly the accommodation occupied by the staff working for the Party and thirdly the fact that you and your staff use all the car parking spaces, I calculate that you and your staff take up say [REDACTED]% worth of my assessment of today's open market rental value of the premises.

Consequently, your proportion of today's open market rental assessment of [REDACTED] per annum exclusive works out at £7,225 per annum exclusive (or on a per annum basis, £7,225 plus [REDACTED]% proportion of council rates and on any other services provided). Should the rental payable on a new Lease be different to my assessment of the open market rental and should your proportion of occupied space change from that referred to, then an alternative annual charge payment to that given can be calculated as from 26th September 2010.

Please let me know if you require any further guidance.

Yours sincerely

[REDACTED]
[REDACTED]
Michael Lincoln & Associates

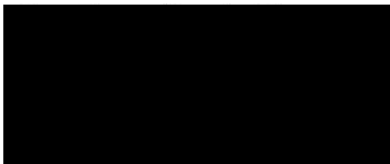


OLD STABLE YARD • NIGHTINGALE ROAD • CARSHALTON • SURREY • SM5 2DN
Telephone: 020 8773 8989 • Facsimile: 020 8773 9696

18th June 2010

TO WHOM IT MAY CONCERN

I have pleasure in confirming that Mr. Thomas Anthony Brake MP has been paying the passing quarterly rent of £2,080.00 on property known as Kennedy House, 5 Nightingale Road, Carshalton, Surrey, SM5 2DN to the following Landlord's Bank:



Should you require any further information in respect of the aforementioned then please do not hesitate in contacting the writer.

Yours faithfully,

