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01 June 2010

North East and Central Fife Liberal Democrats

16 Millgate
CUPAR
Fife
KY15 5EG

IPSA COPY
Original Sighted
Signed *PR*
Dated 28/6/10

Dear Sir

16 MILLGATE, CUPAR KY15 5EG
THE RIGHT HONOURABLE SIR MENZIES CAMPBELL

In accordance with your instructions we have carried out an inspection of the office premises at the above address for the purpose of providing our opinion of their Market Rental Value, together with an assessment of the apportionment of rental applicable to the use of the premises by The Right Honourable Sir Menzies Campbell.

We would report as follows:

DATE OF INSPECTION: 24 May 2010

SURVEYOR: NIGEL H FORREST, MRICS

LOCATION: The subjects comprise ground floor office premises located on the southern periphery of Cupar town centre.

ACCOMMODATION USED BY SIR MENZIES CAMPBELL:	OFFICE 1:	80%
	OFFICE 2:	40%
	OFFICE 3/MEETING ROOM:	35%
	STORE ROOM:	30%
	50% for the rear store room	

APPORTIONMENT: On the aforementioned basis, the apportionment of rental applicable to Mr Campbell's use of the premises, based on an overall Rental Value of £5,000 is **£2,302 (TWO THOUSAND THREE HUNDRED AND TWO POUNDS)**.

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Property Address: 16 Millgate, Cupar, Fife KY15 5EG

**APPORTIONMENT OF
OTHER PROPERTY
COSTS:**

The above valuation relates only to the current Annual Rental of the premises and excludes other property costs such as the following:

- Local Authority Rates and Water Charges
- Buildings and Contents Insurance
- Maintenance and Repairs
- Use of furnishings and equipment
- Electricity and gas charges

However, the aforementioned figures provide a suitable formula for apportionment of these additional property costs and we assume you will be able to apply this apportionment as and when these charges and outlays are incurred.

This report is confidential between ourselves and has been prepared solely for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting in respect of this purpose. It shall not be disclosed to any other party, be duplicated or be published in any way whatsoever without our written consent. Any such person relies upon the report at his own risk.

We trust the above meets with your requirements and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully



NIGEL H FORREST, MRICS
ASSOCIATE
For and on behalf of
HARDIES LLP

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