

Restobistro 82a High Street

VALUATION DATE: 04-Oct-12
 REVIEW/EXPIRY DATE: 28-Feb-15

TERM:

CURRENT ANNUAL RENT RECEIVED	£	28,000.00	
YP FOR 2.4 YEARS @ 8.00%		2.40	
			£ 67,185.25

REVERSION:

FULL RENTAL VALUE PER ANNUM	£	28,000.00	
YP IN PERP @ 12.00%			
DEFERRED FOR 2.4 YEARS		8.31	
			£ 232,661.94
Total value	£		299,847.19

Kennards 84a High Street

VALUATION DATE: 04-Oct-12
 REVIEW/EXPIRY DATE: 24-Dec-13

TERM:

CURRENT ANNUAL RENT RECEIVED	£	15,000.00	
YP FOR 1.2 YEARS @ 6.00%		1.22	
			£ 18,316.56

REVERSION:

FULL RENTAL VALUE PER ANNUM	£	16,000.00	
YP IN PERP @ 12.00%			
DEFERRED FOR 1.2 YEARS		8.32	
			£ 133,138.09
Total value	£		151,454.64

Swift Crest 82/84 High Street

VALUATION DATE: 04-Oct-12
 REVIEW/EXPIRY DATE: 21-Mar-13

TERM:

CURRENT ANNUAL RENT RECEIVED	£	7,500.00	
YP FOR 0.5 YEARS @ 6.00%		0.46	
			£ 3,450.54

REVERSION:

FULL RENTAL VALUE PER ANNUM	£	8,000.00	
YP IN PERP @ 8.00%			
DEFERRED FOR 0.5 YEARS		12.50	
			£ 99,963.20
Total value	£		103,413.74

Total Open Market Valuation

Restobistro 82a High Street	£ 299,847.19
Kennards 84a High Street	£ 151,454.64
Swift Crest 82/84 High Street	£ 103,413.74
Total	£ 554,715.57

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