

**Tenancy Schedule**  
**Forster House, Hatherton Road, Walsall, WS1 1XZ**

| Floor        | Description | Floor Area (NIA) |              | Tenant   | Lease     |           | Rent           |        | EPC     | Comments   |
|--------------|-------------|------------------|--------------|--|-----------|-----------|----------------|--------|---------|--|
|              |             | Sq.M             | Sq Ft        |  | Start     | End       | £pa            | £psf   |         |  |
| Pt Grd       | Retail      | 42.27            | 455          | K Chapman t/a<br>Tansational Tanning<br>Studio | 01-Dec-16 | 23-Aug-22 | £7,000*        | £15.38 | C<br>66 | *Rent increases from £6,000pa to £7,000pa wef 24 Aug 2021. The rent increases to £7,966.67pa wef 24 March 2022   |
| Pt Grd       | Office      | 200              | 2,153        | Extra Personnel Ltd<br>(02692139)              | 24-Jun-20 | 23-Jun-25 | £90,000*       | £9.73  | C<br>66 | *The vendor will top the rent up to this level. The current rent is £87,000pa and increases by £1,000pa on each anniversary of the lease.<br><br>The lease is subject to a Schedule of Condition |
| First        | Office      | 219.89           | 2,367        |  |           |           |                |        |         |  |
| Second       | Office      | 219.89           | 2,367        |  |           |           |                |        |         |  |
| Third        | Office      | 219.89           | 2,367        |  |           |           |                |        |         |  |
| <b>Total</b> |             | <b>901.94</b>    | <b>9,709</b> |  | WAULT     | 3.83 yrs  | <b>£97,000</b> |        |         |  |