

1 Central Approach & Eastcheap House, Garden Square Shopping Centre, Letchworth

Address	Tenant	Area (Sq Ft)	Lease Start	Lease Expiry	Break Option	Rent Review	Rent Per Annum	Comments
1 Central Approach	C M Tenger (London) Ltd (t/a Turquoise Kitchen)	3,186	01/05/2016	30/04/2041	N/A	01/05/2030	£47,500	<ul style="list-style-type: none"> Current rent £45,000pa with a fixed rental increase to £47,500pa on 10/12/26. Vendor will top-up the income to £47,500 Rent deposit of £10,000 + VAT held by the Landlord Inside 1954 Act protection
Suite 1&2, First Floor, Eastcheap House	Enemy of Boredom Ltd	1,848	29/08/2023	28/08/2028	Landlord break option at anytime on 4 weeks' notice	N/A	£15,000	<ul style="list-style-type: none"> Landlord break at anytime, subject to 4 weeks' notice Outside 1954 Act protection
Suite 1, Second Floor, Eastcheap House	Enemy of Boredom Ltd	1,706	30/09/2025	29/09/2028	Mutual break option at anytime on 3 months' notice	16/06/2027	£17,000	<ul style="list-style-type: none"> Mutual break option at anytime, subject to 3 months' notice Outside 1954 Act protection
Suite 2, Second Floor, Eastcheap House	Maddox Projects Ltd (Centre Management Office)	1,271	New 5 year lease		Rolling Landlord break after six months. Rolling tenant break after 12 months	N/A	£15,000	<ul style="list-style-type: none"> On completion of the sale, the vendor will take a leaseback for 5 years Rolling Landlord break after six, subject to 3 months' notice Rolling Tenant break after 12 months, subject to 3 months' notice Outside 1954 Act protection
Total		8,011					£94,500	