

# **55-57 DEVONSHIRE RD, BEXHILL-ON-SEA - Schedule of Condition**

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**55-57 Devonshire Rd, Bexhill-on-Sea**

**Schedule of Condition UK**

**01792 825613**

**Inspected by: Philip Cushion**

**Report Date: 03 July 2023**

**Inspection Date: 03 July 2023**

## Glossary of Terms

<b>Good</b>	In new condition with no soiling/wear or other defects
<b>Fair</b>	Subject to several years wear, slight signs of wear/soiling but still serviceable and functioning adequately
<b>Poor</b>	Subject to hard or long-term wear with repair and/or renovation necessary. Minor defects that would typically be of no detriment to the building fabric would not be categorised as 'poor condition' for example, light soiling etc.
<b>Very Poor</b>	End of life, replacement necessary

1



**Location:** Canopy Roof

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view

2



**Location:** Canopy Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Blistered upstand along the shop front

3



**Location:** Canopy Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Accumulation of silt and weed growth

4



**Location:** Canopy Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Standing water and accumulating silt

5



**Location:** Canopy Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Temporary repair with liquid sealant

6



**Location:** Canopy Roof

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Corroding outlet from the upper roof

7



**Location:** Canopy Roof

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Undulating leadwork

8



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Undulating drip detail



9



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** View along the rear gutter - the felt is weathered and in poor condition throughout. Solar reflective coatings are almost completely weathered away. The felt weatherproofing system is considered to be at the end of its serviceable life

10



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Accumulation of silt and vegetation alongside the right hand party wall

11



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Moss and silt accumulating along the right hand party wall. Undulating leadwork to the upstand

12



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Mass of silt and vegetation - undulating lead flashings

13



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** View towards the front of the roof - rooflights have been felted over

14



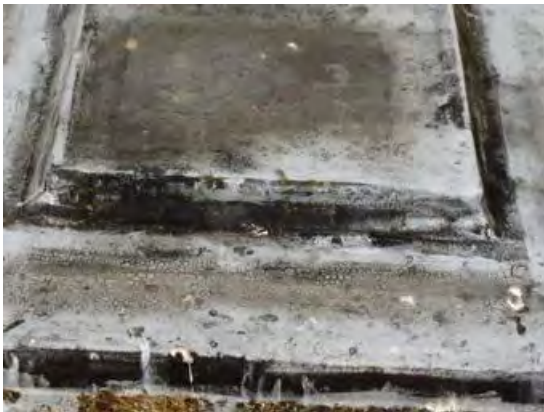
**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Split and cracked felt cap sheet, felt to the central channel gutter is aged and weathered

15



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Blistered felt and cracked solar coating

16



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Lift shaft enclosure - leaking, water ingress around the perimeter of the lift shaft



17



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Accumulation of lichen growth and moss, felt and solar reflective coatings are heavily weathered

18



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Undulations along the front of the roof - significant leaks noted internally

19



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Evidence of ponding to the front left corner, leaks noted internally

20



**Location:** Upper Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Leaks evident along the front of the roof

21



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Undulating and weathered felt to the front upstand, liquid sealant applied to the felt

22



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Aged and weathered felt, solar coating weathered away

23



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Blistered, undulating felt

24



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Undulating and blistered felt



25



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Liquid sealant applied along the side gutter

26



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Liquid sealant applied to the upstand against the side elevation

27



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Silt and vegetation accumulating alongside the rooflights

28



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Sealant applied along the upstand with the side elevation

29



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Front rooflight - patch repair, split felt upstand

30



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Front rooflight - liquid applied sealant, patch repair

31



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Middle rooflight - patch repair, split upstands

32



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Solar degraded polycarbonate rooflight



33



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Split upstands, sealant applied to the upstands

34



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Rear rooflight - solar degraded polycarbonate material

35



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Patch repaired felt edging

36



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Lifting felt edging



37



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Sealant applied to address roof leaks, undulating felt

38



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Weathered felt cap sheet

39



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** General view - aged, weathered felt. End of life

40



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Detached shoe to the rear left downpipe

41



**Location:** Lower Roof

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Soil vent pipe and downpipes - poor decorative condition

42



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Weathered and lifting felt

43



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Accumulation of debris on the roof

44



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Aged and weathered sealant around the handrail posts



45



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vegetation growth

46



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Path repairs and lifting sealant

47



**Location:** Lower Roof

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** AC pipework insulation has perished and weathered away

48



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Attempted sealant repair



49



**Location:** Lower Roof

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Corroding handrails

50



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Accumulation of waste and debris

51



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Untidy sealant applied to weathered the upstand

52



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** General view

53



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Liquid sealant applied along the rear upstand

54



**Location:** Lower Roof

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Silted and aged UpVC guttering

55



**Location:** Front Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view

56



**Location:** Front Elevation

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Spalling render - right column

57



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Weathered fascia, flaking paintwork

58



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Displaced trim to the centre of the elevation

59



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Weathered and delaminating plywood fascia, missing trim to reveal of the cladding panel, upper left corner

60



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Upper UPVC windows - film applied to the glazing



61



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Weathered cladding to the upper left corner

62



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Delaminating paintwork to the sign facia

63



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Delaminating ply facia over the left hand sign / entrance

64



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Delaminating ply facia

65



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Former tenant signage remain, faded fascia panels

66



**Location:** Front Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants bus stop sign remains

67



**Location:** Front Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenant signage remains, fascia panels are solar faded.

68



**Location:** Front Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Left entrance - general view

69



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Water damage and missing trim below the signage fascia

70



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Faded and delaminating plywood over the shop windows

71



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Delaminating plywood stall riser

72



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Delaminating stall riser panels



73



**Location:** Front Elevation  
**Condition:** Very poor  
**Decorative Condition:** Very poor  
**Comments:** Decayed plywood column facing

74



**Location:** Front Elevation  
**Condition:** Fair  
**Decorative Condition:** N/a  
**Comments:** UPVC downpipe - fair condition

75



**Location:** Front Elevation  
**Condition:** Fair  
**Decorative Condition:** N/a  
**Comments:** Weed growth and soiling affecting the tiled threshold, 1no cracked tile

76



**Location:** Front Elevation  
**Condition:** Poor  
**Decorative Condition:** Poor  
**Comments:** Missing letter box cover, flaking paintwork

77



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Left entrance door - flaking paintwork, former tenants graphics remain

78



**Location:** Front Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Defective soffit light, soiled soffit panel

79



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Left hand shop window glazing - no scratched glass

80



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Various cracked and displaced paving slabs

81



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Displaced paving

82



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracked paving

83



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracked paving

84



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracked and patch repaired paving



85



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracked paving - weed growth and general soiling

86



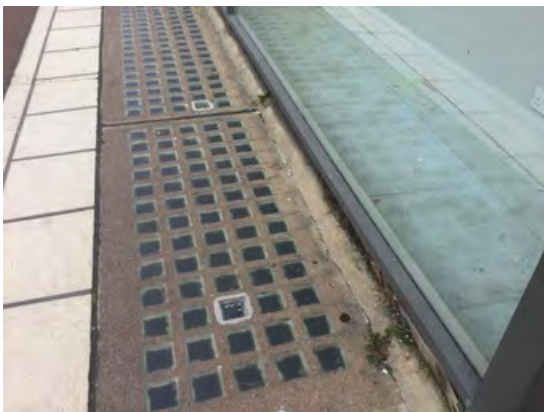
**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Repaired glazing to the basement lights

87



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Repaired glazing to the basement lights

88



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Right hand downpipe - flaking paintwork

89



**Location:** Front Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants security systems remain

90



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Facia and soffit panels - affected by weathering, leaks from the canopy roof

91



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Delaminating ply facia

92



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Delaminating ply facia, missing sealant to joint between facia and frame. Displaced beading

93



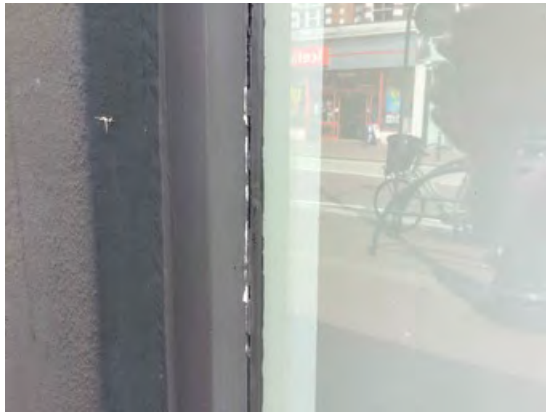
**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Glazing - no scratched glass

94



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Split and delaminating perimeter frame seals

95



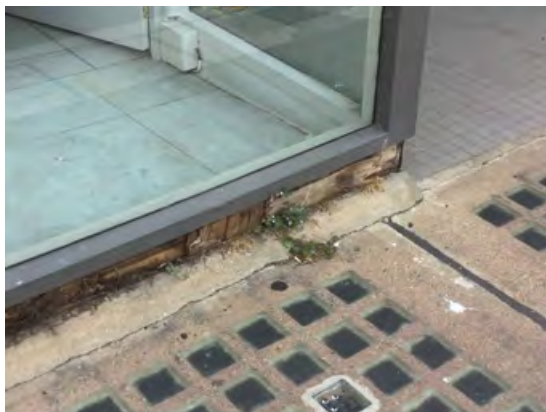
**Location:** Front Elevation

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Rotten stall riser panels

96



**Location:** Front Elevation

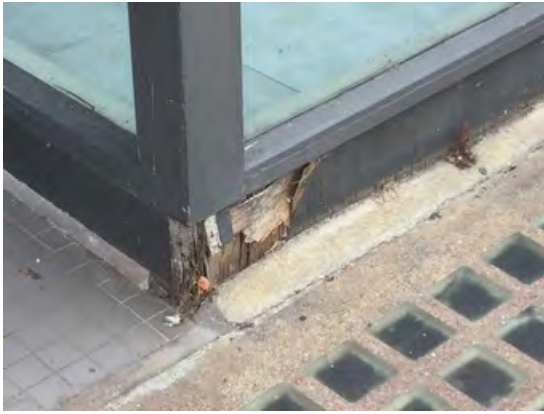
**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Rotten stall riser panels



97



**Location:** Front Elevation

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Rotten stall riser

98



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Tiled threshold - soiled, fair condition

99



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Defective soffit lights

100



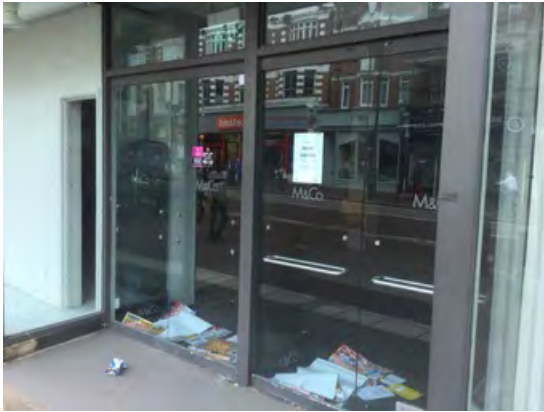
**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Lifting paint finish to the soffit panel

101



**Location:** Front Elevation

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Entrance door - operational, scuffed and weathered paintwork

102



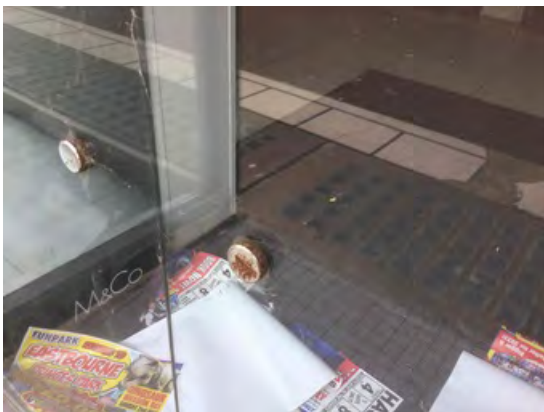
**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Tarnished letter box

103



**Location:** Front Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Corroding glazing fixings

104



**Location:** Rear Elevation

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view, poor decorative condition throughout

105



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracking - lower right corner of the windows

106



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracking to the right of the roof access door

107



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Aged AC units, 'end of life'

108



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Remnants of old AC units, corroding brackets



109



**Location:** Rear Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Water stained render, generally fair condition

110



**Location:** Rear Elevation

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Rotten windows at first floor level

111



**Location:** Rear Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Total of 2no cracked glazing panes - first floor windows

112



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Aged and weathered fascia panels. Delaminating plywood

113



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Split door frame

114



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Roof access door - corroding hinges and fixings, door is sticking

115



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Weathered sill to the roof access door, water ingress noted

116



**Location:** Rear Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view at ground floor - limited access

117



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Spalled brickwork to the upstand at roof level

118



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Render - poor condition and poor decorative order throughout

119



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Weathered and spalling render

120



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Cracked, weathered render. Spalling paintwork



121



**Location:** Rear Elevation

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Bundlea plant causing root damage to a brick pier

122



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Badly corroded exit door, decayed woodwork

123



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Root damage to rear brick boundary wall

124



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vegetation growth along the rear elevation

125



**Location:** Rear Elevation

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Rear windows - poor decorative condition

126



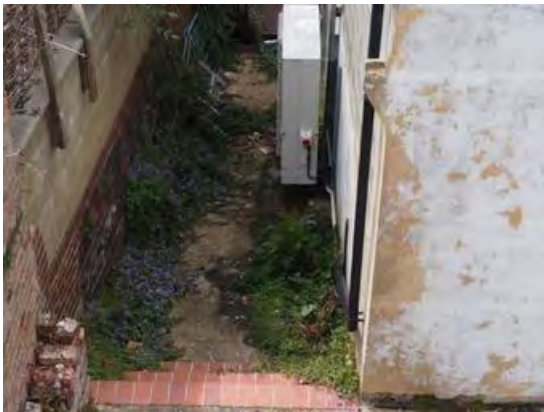
**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Yellowing bulkhead exit light

127



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Rear walkway - overgrown with vegetation, accumulation of rubbish and waste, heavy soiling, aged and weathered concrete surfacing. Area is poorly maintained

128



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Windows have been infilled at the rear, the render is aged and weathered, cracking to the upper right corner.



129



**Location:** Rear Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view towards the rear access door

130



**Location:** Rear Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Rear door - not tested at the time of inspection.  
Poor decorative order, localised decay

131



**Location:** Rear Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** AC systems - not tested

132



**Location:** Left Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view



133



**Location:** Left Elevation

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Rotten timber batten

134



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Split and decayed timber corner batten

135



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Corroding flag pole

136



**Location:** Left Elevation

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Redundant timber batten

137



**Location:** Left Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Render - fair condition

138



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Missing louvre, corroding metal surround

139



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracking to the right of the AC unit

140



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Cracking aside the AC unit



141



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Aged and corroding AC condenser, 'end of life'

142



**Location:** Left Elevation

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** AC pipe penetration

143



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** View along the side elevation at ground level - windows infilled with blockwork, render is in poor condition and subject to heavy weathering with various cracks noted

144



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Weathered render. Marks on the surface of the render indicate the presence of a former abutting structure



145



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Chipped and spalling render at low level

146



**Location:** Left Elevation

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Crack emanating from the upper left corner of the left window

147



**Location:** Front stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view - former tenants racking systems remain

148



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Bowing and displaced ceiling panels

149



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Water damage and penetrating dampness along the left elevation

150



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Bowing and displaced ceiling lining panels

151



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Bowing ceiling panels

152



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Displaced ceiling panels

153



**Location:** Front stockroom

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Severe penetrating dampness

154



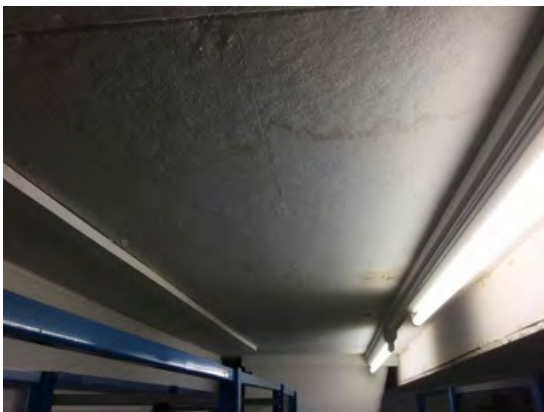
**Location:** Front stockroom

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Backer board for the electrical meter has completely disintegrated

155



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Water staining along the front elevation

156



**Location:** Front stockroom

**Condition:** N/a

**Decorative Condition:** Very poor

**Comments:** Redundant pavement air intake for the ventilation systems



157



**Location:** Front stockroom

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Door not closing

158



**Location:** Front stockroom

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Redundant ventilation systems remain

159



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Penetrating dampness along the side elevation

160



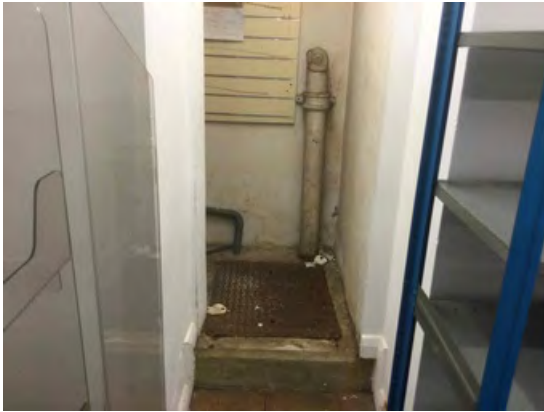
**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Penetrating dampness at low level

161



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Raised area to the rear - poor decorative condition

162



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Drains not inspected, corroding man hole cover

163



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Rising dampness to internal walls

164



**Location:** Front stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Various fixtures and fittings remain

165



**Location:** Front stockroom

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Water damage exposing a corroding steel column

166



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Impact damage aside the entrance door

167



**Location:** Front stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Impact damage to the rear at low level

168



**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Scuffed and impact damaged door leading from the basement sales area



169



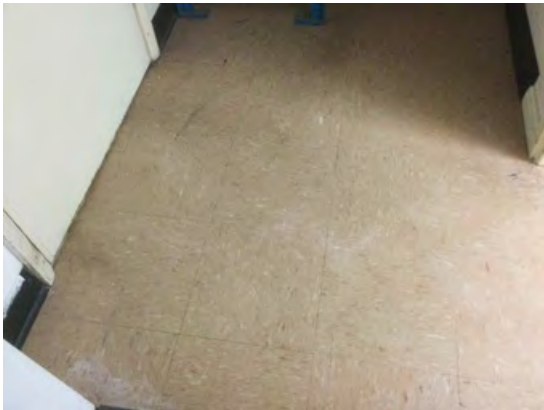
**Location:** Welfare lobby

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view - former tenants racking systems remain

170



**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Worn, stained and scuffed vinyl flooring

171



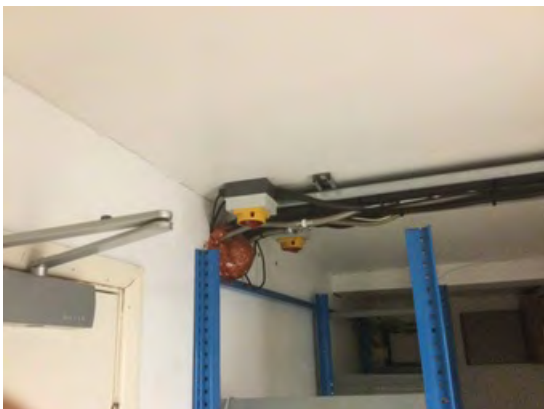
**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Door handle missing to the basement sales area

172



**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Fire foam used to seal various service penetrations

173



**Location:** Welfare lobby

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenant filing cabinets remain

174



**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Worn carpets leading to the WCs

175



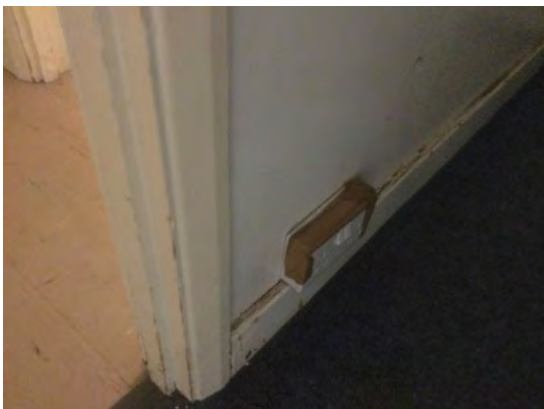
**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** No lighting provided to the outer lobby leading to the WCs

176



**Location:** Welfare lobby

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Damaged electrical sockets

177



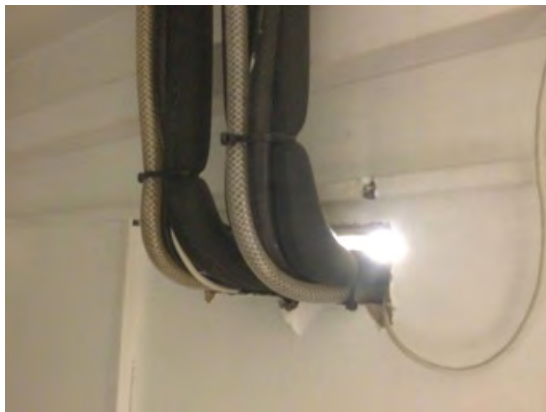
**Location:** Welfare lobby

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants slat wall panelling remains

178



**Location:** Welfare lobby

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Service penetrations not fire stopped

179



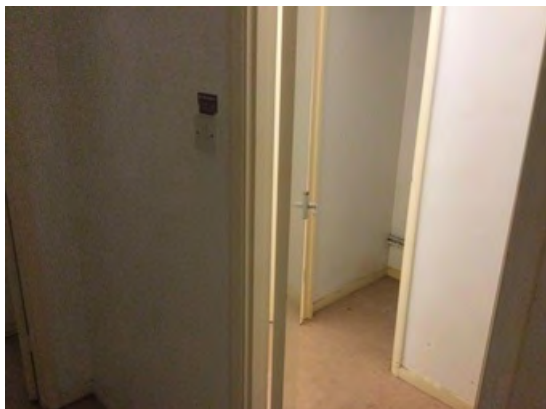
**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** General view - lighting defective to the outer lobby

180



**Location:** WCs

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Poor decorative condition throughout



181



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vinyl flooring - worn and soiled throughout

182



**Location:** WCs

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Redundant ventilation ducts passing through cubicles

183



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Noisy soiled extractors

184



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Soiled wash basin, taps seized

185



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Male WC - rising dampness

186



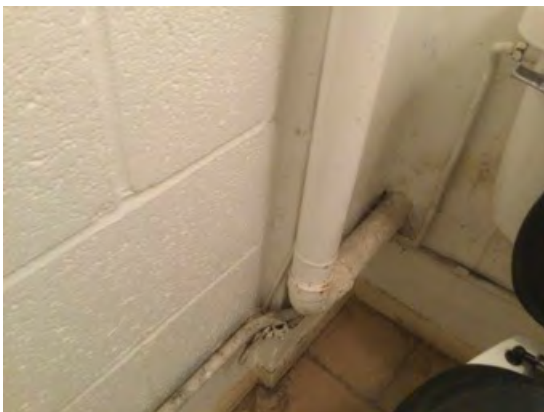
**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Aged, defective urinal

187



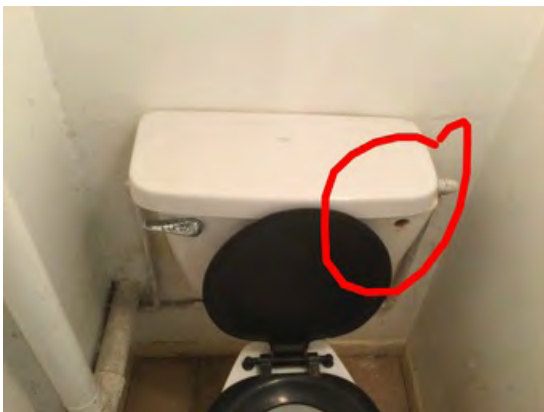
**Location:** WCs

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Poor decorative condition throughout

188



**Location:** WCs

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Corroding flush handle in Male WC, missing stop to unused handle aperture

189



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Female WC - displaced wash basins, taps seized. Hollow splash back tiling

190



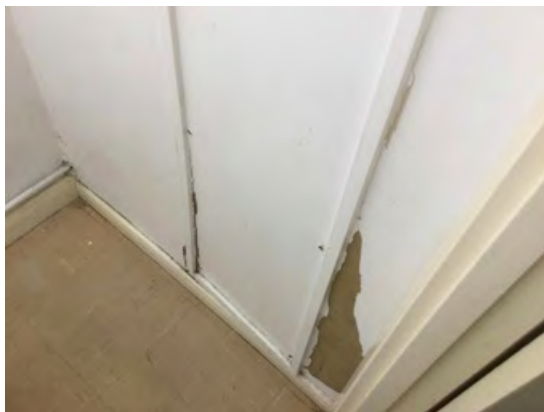
**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Defective extractor - female WC

191



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Damage around the wall panel in the rear cubicle to the female WC

192



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Handle detached, rear Female WC



193



**Location:** WCs

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Aged WC seat, female WC

194



**Location:** Middle stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants racking systems, fittings and equipment remains

195



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Ceilings - cracked and poorly finished plaster, stained paintwork

196



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Missing paintwork where a partition wall has been removed

197



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Cracked and uneven ceiling plaster

198



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Patchy finish - old light fitting locations

199



**Location:** Middle stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Service penetrations filled with fire foam

200



**Location:** Middle stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Redundant services - rear elevation

201



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Rising dampness - rear left corner

202



**Location:** Middle stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Front left corner - electrical services not tested. Former partitioned cupboard/ enclosure removed

203



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Flooring not made good following removal of partitioning

204



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Missing door to the electrical cupboard



205



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vinyl flooring - aged, scuffed and worn

206



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Damaged screed leading to the rear stockroom, patched vinyl tiles

207



**Location:** Middle stockroom

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Wall spattered with marks and blue tac

208



**Location:** Middle stockroom

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants fittings remain

209



**Location:** Middle stockroom  
**Condition:** Poor  
**Decorative Condition:** Poor  
**Comments:** Damaged skirtings

210



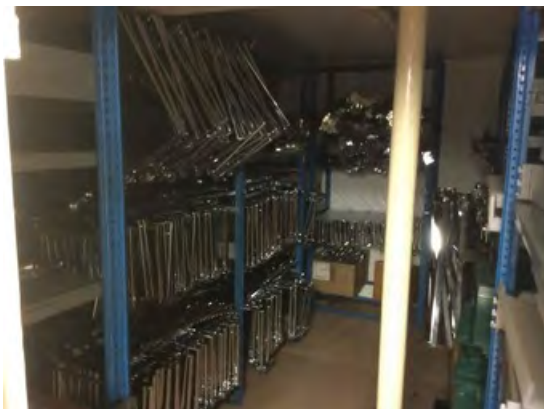
**Location:** Middle stockroom  
**Condition:** N/a  
**Decorative Condition:** Poor  
**Comments:** Yellowing gloss paint, poor decorative condition throughout

211



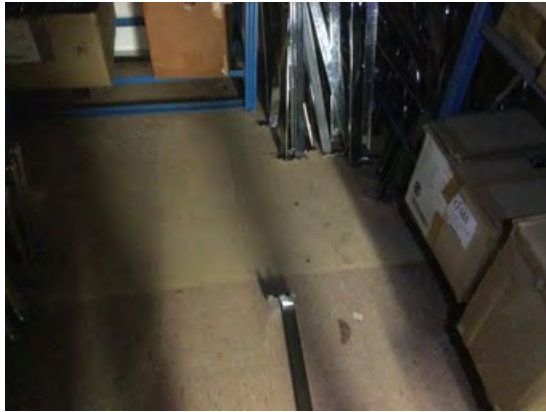
**Location:** Rear stockroom  
**Condition:** Very poor  
**Decorative Condition:** N/a  
**Comments:** Entrance door has been removed

212



**Location:** Rear stockroom  
**Condition:** Very poor  
**Decorative Condition:** N/a  
**Comments:** Former tenants racking systems and equipment remains

213



**Location:** Rear stockroom

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Patchy miss-matching vinyl flooring, aged and worn vinyl tiles

214



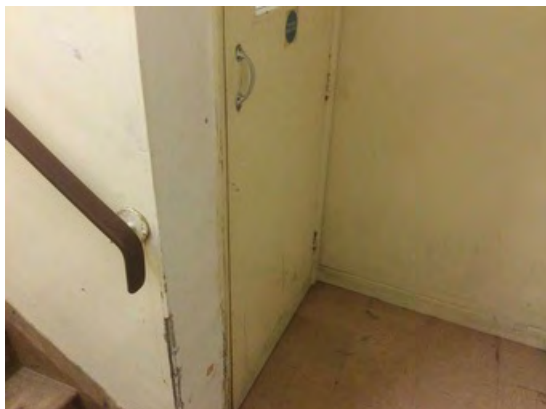
**Location:** Rear stockroom

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Former WC area, redundant fittings remain, limited access for inspection, lighting defective, poor decorative condition throughout

215



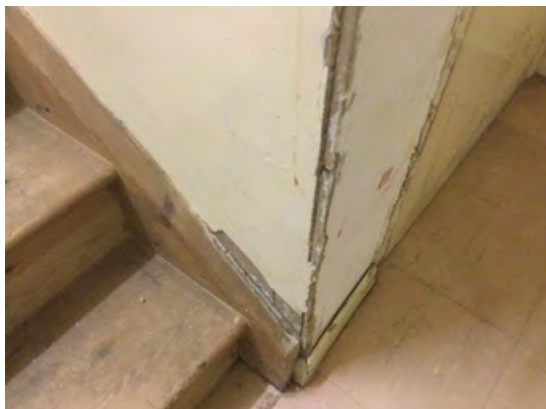
**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Basement level - poor decorative condition

216



**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Impact damage at basement level



217



**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Lobby leading to the stockroom - poor decorative condition

218



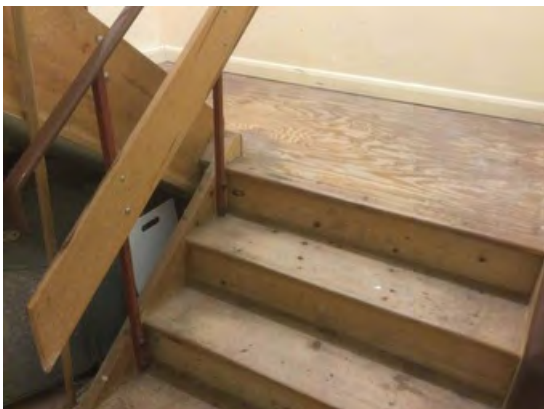
**Location:** Rear stairwell

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Worn and aged vinyl flooring - basement level

219



**Location:** Rear stairwell

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** No paint finish to the stairs, worn treads

220



**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Stairwell walls - poor decorative condition

221



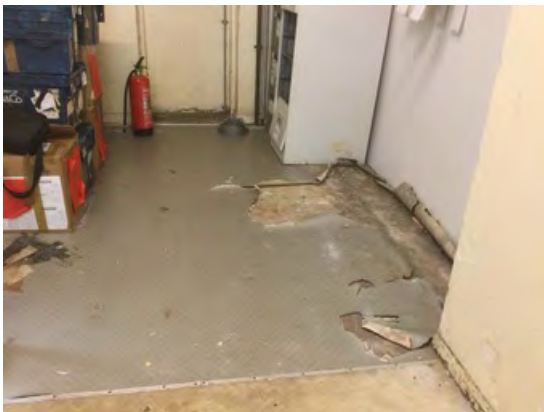
**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view - poor decorative order throughout

222



**Location:** Rear stairwell

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Lifting and damaged vinyl - ground level

223



**Location:** Rear stairwell

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Leaking flat roof

224



**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Plumbing systems not tested

225



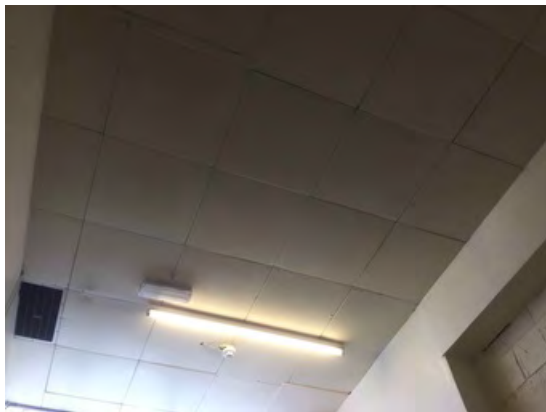
**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Fire alarm and security systems - not tested

226



**Location:** Rear stairwell

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Bowing ceilings at first floor level

227



**Location:** Rear stairwell

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Missing vent louvres

228



**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Soiling throughout



229



**Location:** Rear stairwell

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Missing edge trim - first floor landing level

230



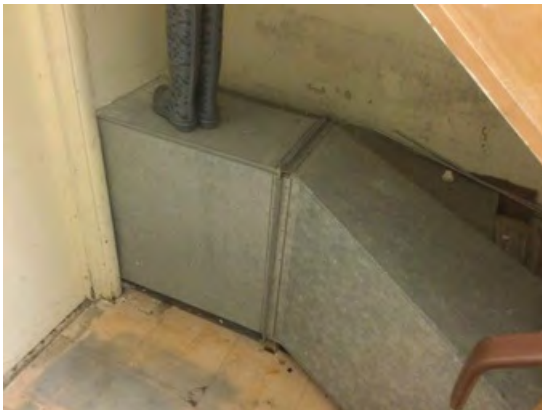
**Location:** Rear WC as redundant vent room

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view of the entrance

231



**Location:** Rear WC as redundant vent room

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Disused ventilation systems

232



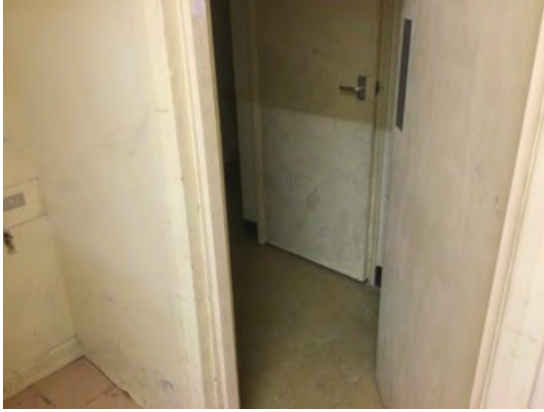
**Location:** Rear WC as redundant vent room

**Condition:** Poor

**Decorative Condition:** Very poor

**Comments:** Rising dampness affecting the walls

233



**Location:** Rear WC as redundant vent room

**Condition:** N/a

**Decorative Condition:** Very poor

**Comments:** Very poor condition throughout, aged and worn finishes. Redundant disused WC and vent room in need of complete refurbishment

234



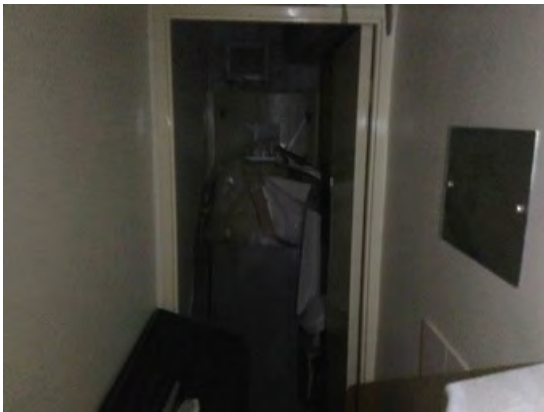
**Location:** Rear WC as redundant vent room

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Vent room access door - reported asbestos, no safe access

235



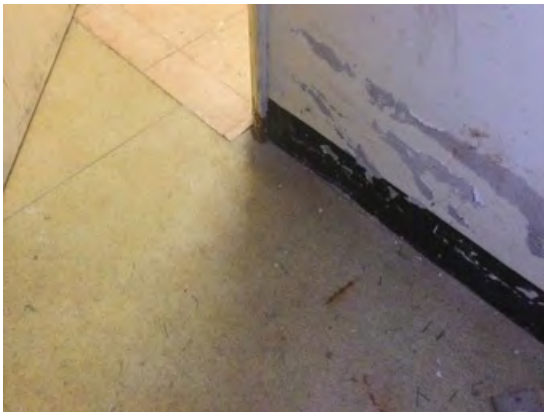
**Location:** Rear WC as redundant vent room

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Disused WC

236



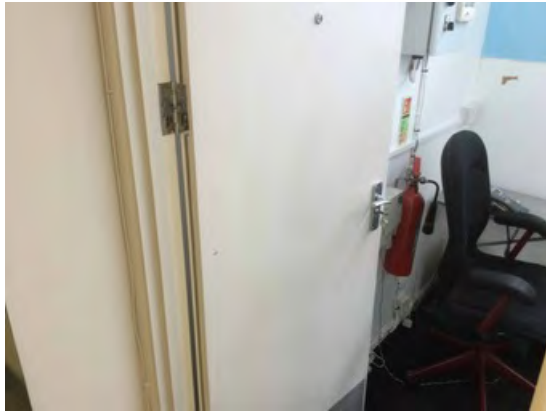
**Location:** Rear WC as redundant vent room

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Worn vinyl flooring, rising dampness

237



**Location:** Office

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Entrance door - soiled and scuffed

238



**Location:** Office

**Condition:** Fair

**Decorative Condition:** Fair

**Comments:** Ceilings - visible board joints

239



**Location:** Office

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Worn carpets

240



**Location:** Office

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view - former tenants fittings remain including shelving, worktops, floor safe, Comms equipment, furniture, notice boards and filing cabinets. Poor decorative condition throughout



241



**Location:** Office

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** AC controls - not tested at the time of inspection

242



**Location:** Office

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Displaced and yellowing BT box

243



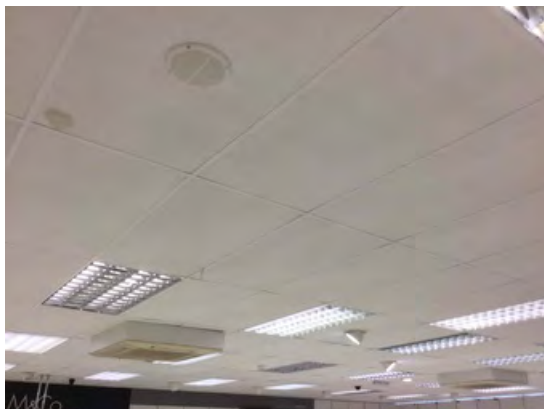
**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view - former tenants bespoke shop fit remains including tiled vinyl flooring, perimeter wall panelling, shop fixturing, former tenants sales desk and display lighting. Aged and tired shop fit, poor decorative condition throughout.

244



**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Ceilings - aged and soiled, paint finish applied to the ceiling grid

245



**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Sporadic stained tiles

246



**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Soiled and aged former tenant display lighting systems remain

247



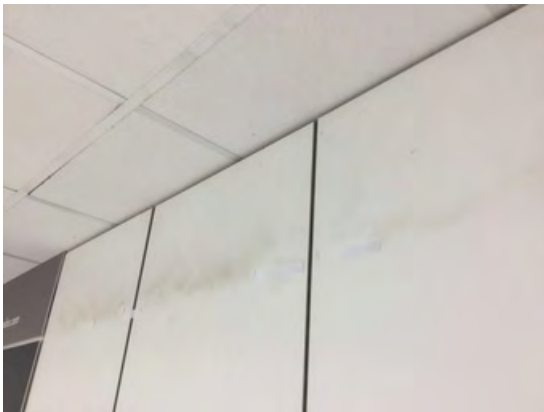
**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** 2no yellowing, aged and soiled ceiling cassettes

248



**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Soiling affecting the perimeter wall panels

249



**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenets shop fixturing and graphics panels remain

250



**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants sales desk remains

251



**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Water stained ceiling tiles bending the sales desk

252



**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Sporadic stained ceiling tiles



253



**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Soiled and aged display lights

254



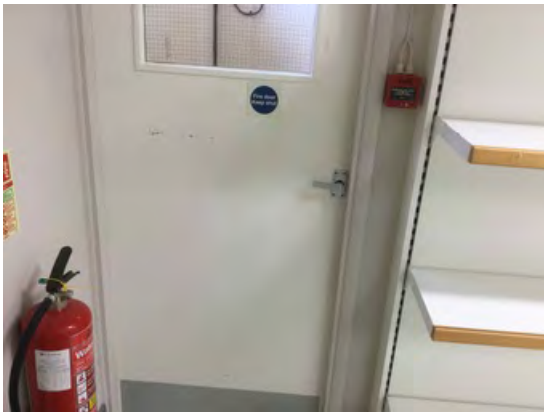
**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vinyl flooring - aged, soiled and heavily scratched throughout

255



**Location:** First Floor Sales

**Condition:** Fair

**Decorative Condition:** Poor

**Comments:** Rear door leading to the stairwell - soiled and marked decorations

256



**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view towards the customer stairwell

257



**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Flames panels forming a feature element - former tenants bespoke shop fit

258



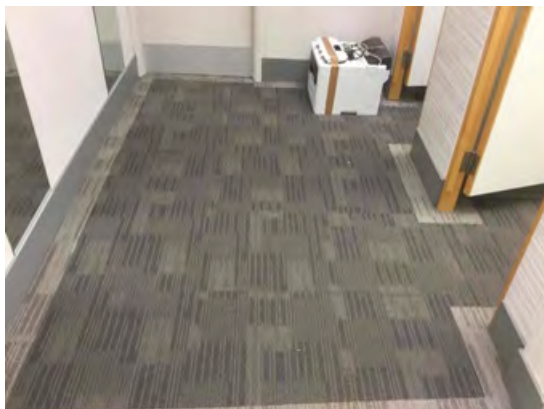
**Location:** First Floor Sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Aged and yellowing AC unit to the fitting room area

259



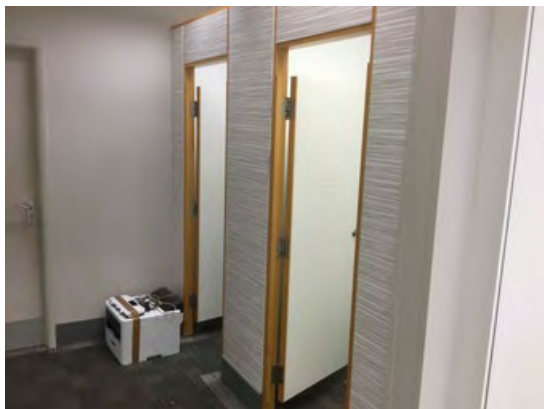
**Location:** First Floor Sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Worn and soiled carpets

260



**Location:** First Floor Sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Fitting rooms - former tenants bespoke shop fit, graphics applied to the cubicles walls

261



**Location:** First Floor Sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** General view inside the fitting rooms

262



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view at first floor level

263



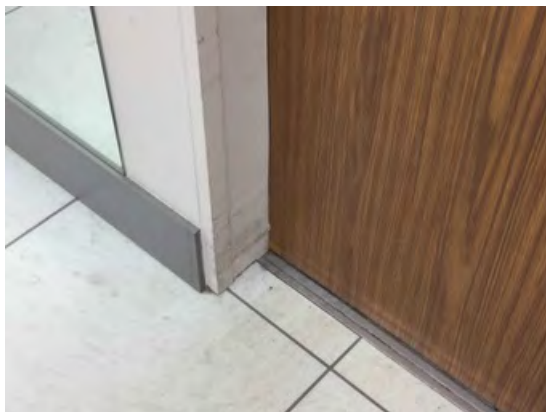
**Location:** Customer stairwell and lift

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Lift of considerable age, not operational. 'End of life'

264



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Scuffing aside the lift car - first floor level



265



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** Fair

**Comments:** View down from first floor level - fair decorative condition

266



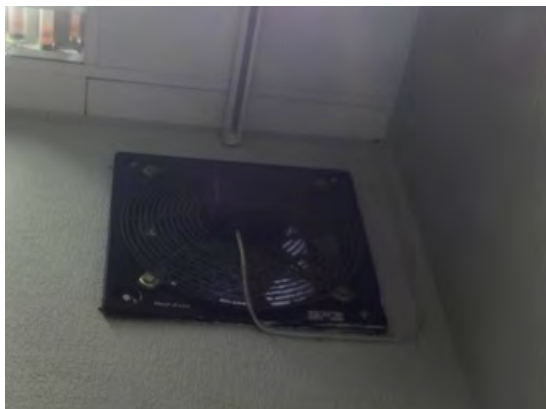
**Location:** Customer stairwell and lift

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Glazed surround to the lift car

267



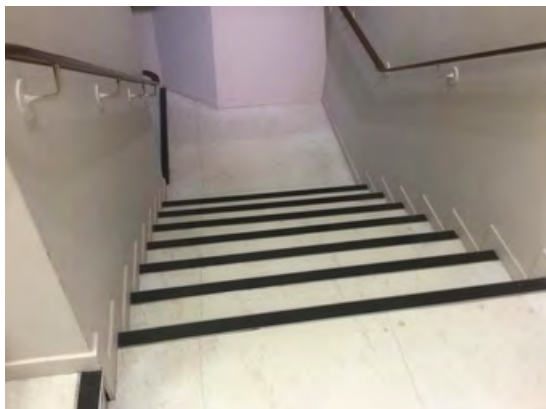
**Location:** Customer stairwell and lift

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Redundant extractor

268



**Location:** Customer stairwell and lift

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Vinyl flooring - soiled, marked, remains serviceable

269



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** Fair

**Comments:** Minor soil marks

270



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants display lighting remains

271



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Redundant fittings at ground level

272



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Displaced tile to the bulkhead at ground level

273



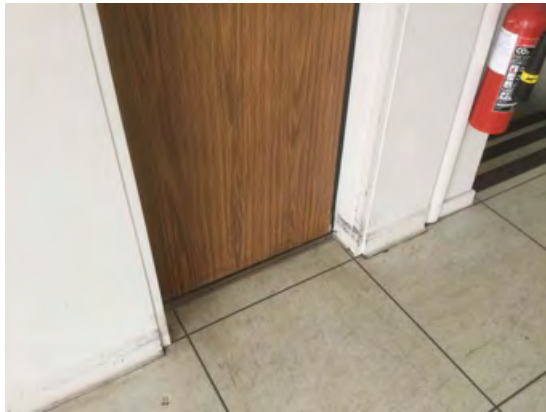
**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view at ground level

274



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Heavy scuffing aside the lift car - ground floor

275



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view of the stairwell leading to basement level

276



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants bespoke lighting systems remain



277



**Location:** Customer stairwell and lift

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Soiled and marked vinyl

278



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Heavy scuffing aside the lift car to basement level

279



**Location:** Customer stairwell and lift

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Soiled fire doors leading to the stairwell at basement level

280



**Location:** Ground floor sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Former tenants bespoke shop fit remains - partitioned fittings rooms provided t the rear of the sales floor, the cubicles have applied vinyl graphics, cubicles are in fair condition.

281



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** The flat roof is leaking at the rear causing significant damage to the suspended ceilings

282



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Stained ceiling tiles

283



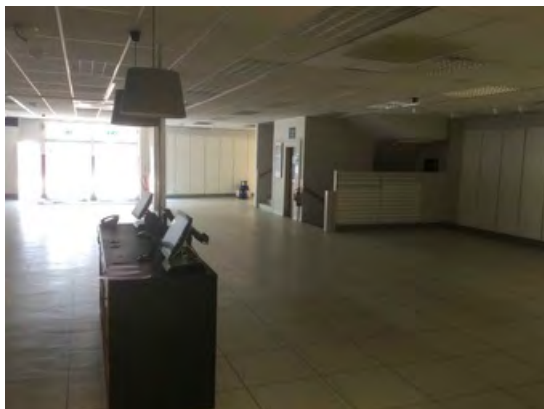
**Location:** Ground floor sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Stained carpets and general wear. The carpets remain in fair condition. A ceiling tile has disintegrated

284



**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view - former tenants bespoke shop fit remains including tiled vinyl flooring, perimeter wall panelling, shop fixturing, former tenants sales desk and display lighting. Aged and tired shop fit, poor decorative condition throughout.

285



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Water staining along the rear of the sales floor, the suspended ceilings are generally soiled and in poor condition

286



**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Soiled ceiling tiles, lighting was not operational at the time of inspection

287



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Miss-match of ceiling tiles, the AC units are aged and yellowing and approaching 'end of life'

288



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Soiling affecting the ceiling tiles, the suspended ceilings are aged and in poor condition



289



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Miss-matching ceiling tiles, aged and yellowing cassettes

290



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Scuffed finish to the ceiling grid, the ceiling grid has previously been painted

291



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Soiling noted around the former tenants bespoke display lighting systems

292



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Various sporadic stains along the shop front

293



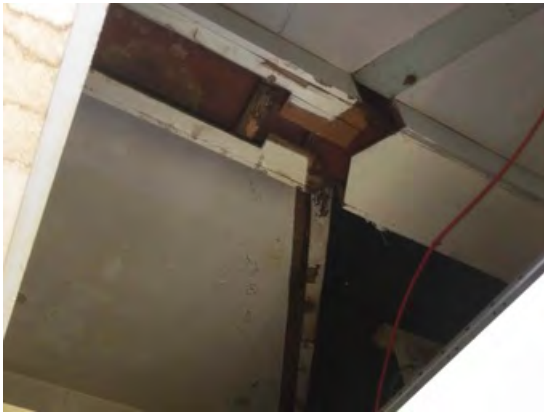
**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Water ingress from the front canopy roof

294



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Missing boxing leaving structural steelwork exposed above the suspended ceiling to the shop front

295



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Water staining along the left party wall

296



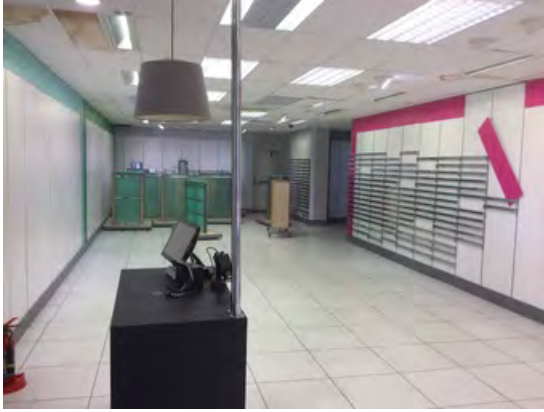
**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Significant water ingress along the left party wall

297



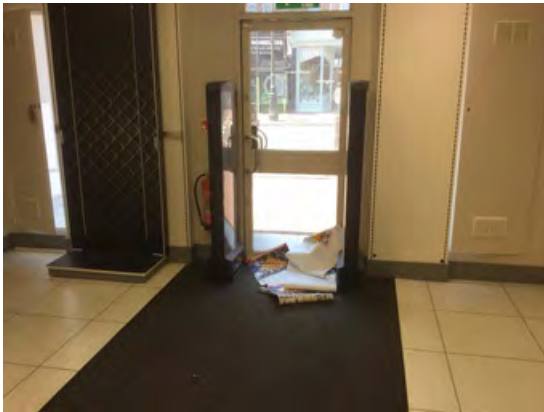
**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view of the sales area to the left side of the store

298



**Location:** Ground floor sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Left hand shop entrance - former tenants security systems remain, the barrier matting is in fair condition

299



**Location:** Ground floor sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Barrier matting to the left shop entrance is in fair condition

300



**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** View of the right hand/ main entrance - the former tenants security systems remain



301



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Damaged edging trim to the barrier matting, general wear

302



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Shop window displays - the vinyl flooring is solar faded, stained and worn. The window frames are in poor decorative order

303



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Stained vinyl

304



**Location:** Ground floor sales

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Significant damage due to roof leaks

305



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Missing skirting

306



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Former tenants display lights remain - light fittings are soiled and aged

307



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Soiled and worn vinyl tiles to the shop window display areas

308



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Perimeter wall panelling - soiled throughout, frequent scuff marks and remnants of adhesive tape

309



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vinyl flooring is subject to heavy soiling and scuffing throughout

310



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Heavy soiling and wear to the vinyl flooring

311



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Scuffed and marked vinyl flooring

312



**Location:** Ground floor sales

**Condition:** Fair

**Decorative Condition:** N/a

**Comments:** Light switching - fair visual condition



313



**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** General view towards the rear - former tenants clothing display systems remain

314



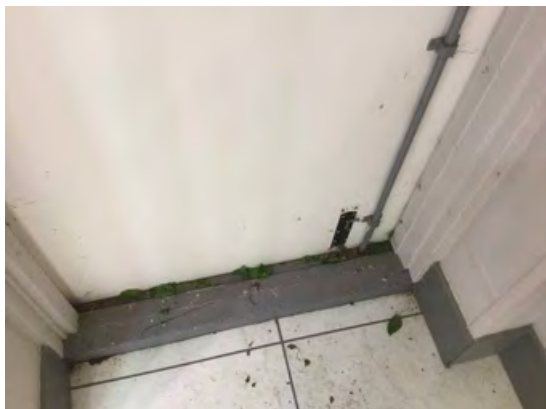
**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Rear exit door - not tested at the time of inspection

315



**Location:** Ground floor sales

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Vegetation growing through the base of the door

316



**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants sales desk remains

317



**Location:** Ground floor sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Undulations noted in the floor screed

318



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** General view - former tenants bespoke shop fit remains including tiled vinyl flooring, perimeter wall panelling, shop fixturing, former tenants desk and display lighting. Aged and tired shop fit, poor decorative condition throughout.

319



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** AC systems removed, redundant pipework remains

320



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Various defective lamps

321



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Ceilings slope downwards towards the front of the store

322



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Vinyl flooring - damaged, subject to heavy wear and soiling

323



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Lifting section of vinyl flooring aside the basement fitting room

324



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Undulating and lifting vinyl flooring



325



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Foamed panels applied to the perimeter wall panels

326



**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Penetrating dampness along the shop frontage

327



**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Penetrating dampness

328



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Damp affected flooring along the front elevation

329



**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Penetrating dampness along the front elevation

330



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Bowing and damp affected ceilings

331



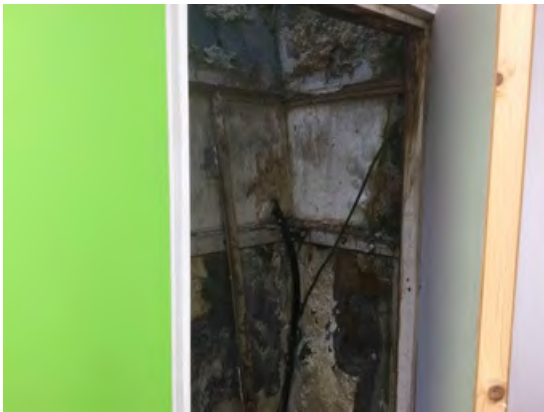
**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Displaced wall panelling - front left corner

332



**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** Very poor

**Comments:** Severe penetrating dampness to the concealed walkway along the front elevation

333



**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Leaky basement lights

334



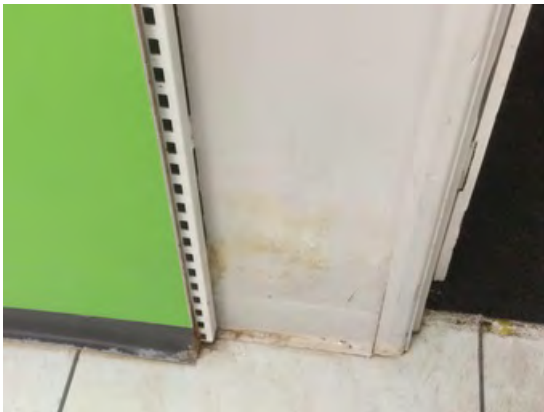
**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Dampness noted around the perimeter of the sales floor

335



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Soiled decorations, poor decorative condition throughout

336



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants sales desk remains



337



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** Former tenants bespoke sales lighting systems remain

338



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** N/a

**Comments:** View towards the fitting room.

339



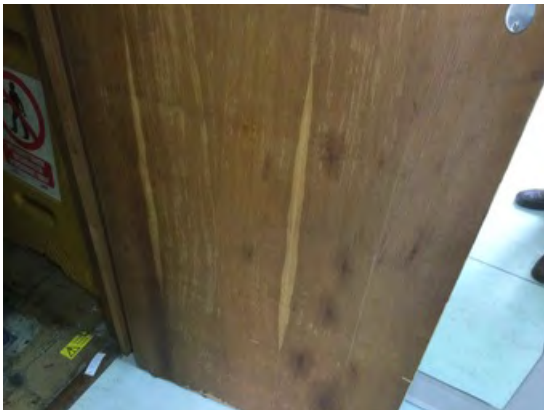
**Location:** Basement sales

**Condition:** Very poor

**Decorative Condition:** N/a

**Comments:** Complete lack of protection around the lift mechanism

340



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Worn lacquer to the electrical cupboard door

341



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** N/a

**Comments:** Missing trunking lids

342



**Location:** Basement sales

**Condition:** Poor

**Decorative Condition:** Poor

**Comments:** Electrical systems - not tested at the time of inspection, lack of safe access due to the lift equipment

343



**Location:** Basement sales

**Condition:** N/a

**Decorative Condition:** Poor

**Comments:** Poor decorative condition throughout

This document provides an accurate record of the condition of the property at the date of inspection 03 July 2023

Signed:

Signed:

For and on behalf of:

For and on behalf of:

Date:

Date: