

MEMORANDUM OF LETTING

Estate Agent: Westways 20 Great Western Road London W9 3NN	Date: Thursday 22nd November 2018 Property Ref: 10667
Property Address: Ground Floor and Basement, 48 Chalcot Road, Primrose Hill, London, NW1 8LS	
Landlord(s): Mrs Zofia Szymankiewicz 4 Danes Court 1-3 St. Edmunds Terrace St Johns Wood London NW8 7QR Tel: [REDACTED] Em: [REDACTED]	Tenant(s): Rose and North Ltd Hayley Vanessa North (Director) 142 Gloucester Avenue Primrose Hill London NW1 8JA Tel: [REDACTED] Em: [REDACTED]
Landlord's Solicitor: Richard McConnell Lewis Nedas Low 24 Camden High Street Kings Cross London NW1 0JH Tel: [REDACTED] Fax: [REDACTED] Em: [REDACTED] DX Number: 57056	Tenant's Solicitor: Stephen Simmons Redferns Solicitor 9 Churchill Court, 58 Station Road, North Harrow, Middlesex, HA2 7SA Tel: [REDACTED] Fax: [REDACTED] Em: [REDACTED] DX Number: 83903 NORTH HARROW
Terms agreed subject to contract and formal lease Rent: £22,000 Rent Free: None Lease: 10 years lease (Full Repairing and Insuring Lease to be held with the Landlord and Tenant Act) Permitted Use: A1 Retail Rent Review: Every 5 years Break Clause: Tenant-only break clause at year 5 with three months' notice Rent Deposit: 6 months rent (£10,000) References: Bank, Accountant, Landlord	