

Commercial premises at 23 Park Parade, Leigh Park, Havant, PO9 5AA

Since completion of purchase of the property on 3rd September 2021, the only rental income we have received is [REDACTED]. This was transferred from the previous owner, along with the tenant's deposit.

The director of the company listed in the tenancy [REDACTED] resides in Portugal and had a colleague [REDACTED] manage the property in his absence.

There was a meeting between [REDACTED] and three Kingfisher employees on the 6th of October 2021 to examine and assess internal damages. One of my colleagues met again with [REDACTED] shortly after this meeting and we discovered that [REDACTED] no longer wanted anything to do with the business and returned his key to us at this time.

[REDACTED]

[REDACTED]

Following some damage to the rear of the property, we contacted both [REDACTED] on 21st December 2021 to request someone contact us urgently. The rear door had been damaged sufficiently enough that we were able to see into the unit.

We noted that there were several new beds and mattresses present, but also around twenty used mattresses piled up near the centre of the room. Given that we had not received any rent payments for over ninety days, nor any communication that money was forthcoming, we decided to issue a notice of abandonment at the premises and revisited that afternoon to affix the notices.

Following the notices of abandonment, we received zero communication from the tenant and therefore regained access to clear the unit once the notice period had expired.

As such, we can confirm that the unit has been unused since 21st December 2021, but we also believe that the period of unuse extends back to mid-October when [REDACTED] returned his keys.

[REDACTED]

Mark Smith

Director, Kingfisher Organisation Limited

Notice of Abandonment of Leased Premises

DATE: 21st December 2021

PREMISES: 23 Park Parade, Leigh Park, PO9 5AA

TENANT: Pauls Furniture Limited

LANDLORD: Kingfisher Organisation Limited

Landlord's Address: 58 Northern Road, Cosham, PO6 3DP

LANDLORD hereby notifies TENANT concerning the above-described leased PREMISES as follows:

1. The rent on said PREMISES has been due and unpaid for at least 90 consecutive days, and LANDLORD believes that TENANT has moved out and abandoned said PREMISES.
2. LANDLORD may declare said PREMISES abandoned and remove TENANT's possessions from said PREMISES and dispose of said possessions unless, within 30 days after LANDLORD has posted this notice on said PREMISES and mailed this notice to TENANT, TENANT either:
 - a. Pays the rent in full, or
 - b. Writes to LANDLORD stating that TENANT has not abandoned said PREMISES.
3. TENANT's rent payment or written statement that TENANT has not abandoned said PREMISES should be mailed by regular first-class mail, and, if TENANT so chooses, by certified mail to LANDLORD at the LANDLORD's address stated above.
4. This notice was posted on said PREMISES and mailed to TENANT by first-class mail on the 21st day of December, 2021.

LANDLORD:



Signature of landlord or authorized representative