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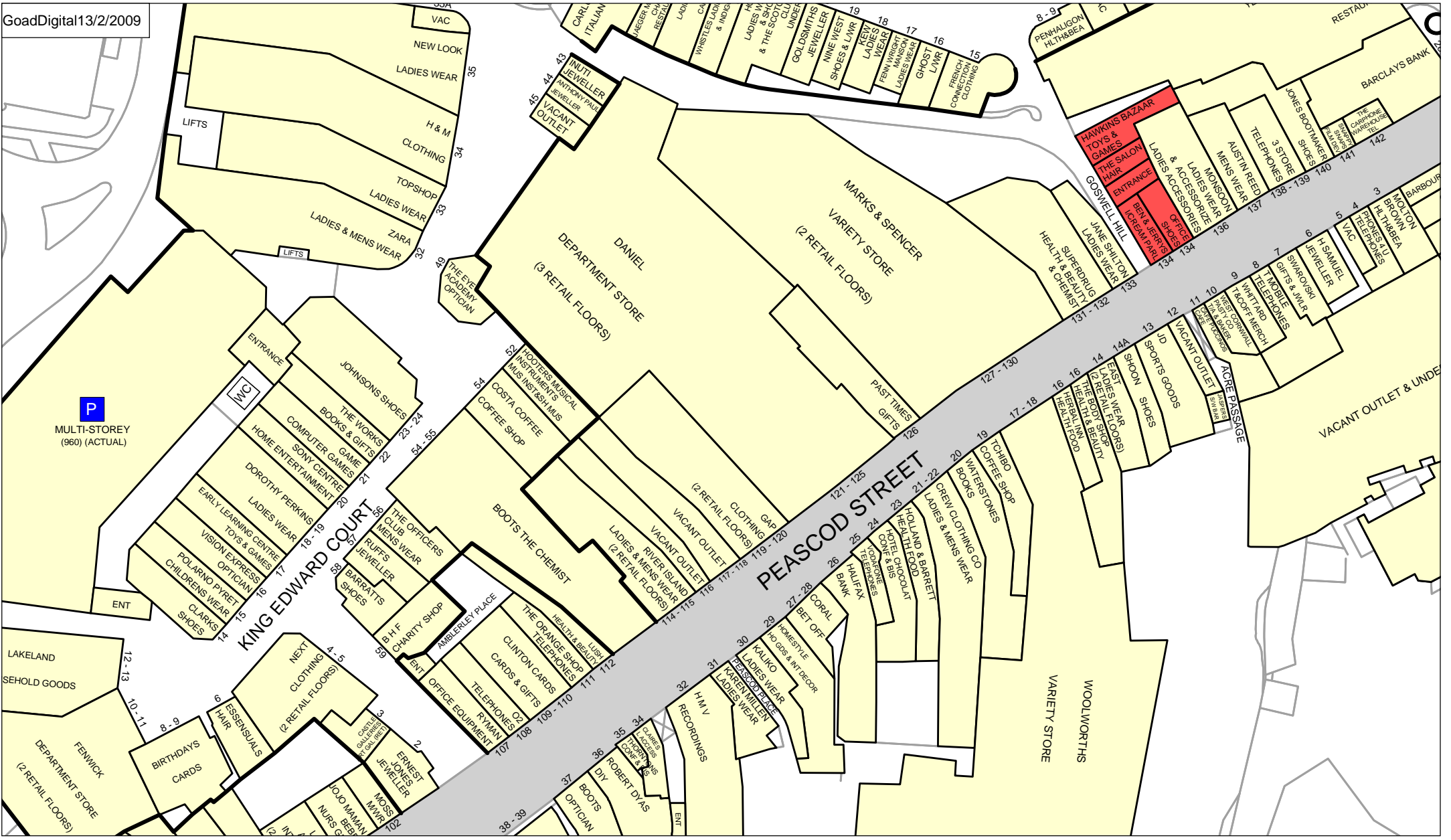
134 Peascod Street, Windsor, SCHEDULE OF TENANCIES AND ACCOMMODATION

TENANT	UNIT	FLOOR	USE	AREA SQ FT (i)	LEASE START	LEASE EXPIRY	REVIEW	RENT PER ANNUM (ZA/Overall)	ERV PER ANNUM (ZA/Overall)	COMMENTS
<b>Retail</b>										
Unilever UK Limited t/a Ben & Jerrys	Unit 1A	Ground	Sales	598	07/05/99	06/05/14	07/05/09	£66,000	£78,887	Basement sales of 569 sq ft at A/10, with 25 sq ft at £7.50 psf due to low headroom & ancillary at £5.00 psf.
		Basement	Sales/Ancill	735				(£130.50)	(£156.05)	
		Ground	ITZA	442						
		<b>Total</b>		<b>1,333</b>						
Office Holdings Limited t/a Office Shoes	Unit 1B	Ground	Sales	905	01/04/08	31/03/18	01/04/13	£85,000	£85,000	Analysis applies a 5% discount for change in floor level & £6.00 per sq ft for the basement ancillary.
		Basement	Ancill	948				(£156.05)	(£156.05)	
			ITZA	535						
		<b>Total</b>		<b>1,440</b>						
The Salon (CW) Limited t/a The Salon Hair & Beauty	Unit 2	Ground	Sales	589	27/07/08	26/07/13	-	£35,880	£35,963	Solicitors instructed on new lease. Basement ancillary at A/15.
		Basement	Ancill	198				(£75.82)	(£76.00)	
			ITZA	460						
		<b>Total</b>		<b>787</b>						
Hawkin's Bazaar (Shops) Limited t/a Hawkin's Bazaar Toys & Gifts	Unit 3	Ground	Sales	837	28/07/99	27/07/14	28/07/09	£35,445	£41,192	
			ITZA	542				(£65.40)	(£76.00)	
		<b>Total</b>		<b>837</b>						
<b>Sub Total</b>				<b>4,397</b>				<b>£222,325</b>	<b>£241,042</b>	
<b>Goswell House - Offices &amp; Residential</b>										
Unilever UK Limited	Front	First	Offices	1,620	20/10/05	19/10/10	-	£30,348 (£18.73)	£29,160 (£18.00)	
Vacant	Rear	First	Offices	1,525	-	-	-	0	£27,450 (£18.00)	
Vacant	Front	Second	Offices	1,445	-	-	-	0	£26,010 (£18.00)	
Summit Asset Finance	Rear	Second	Offices	1,017	01/08/84	01/08/09	-	£26,500 (£26.06)	£18,306 (£18.00)	Tenant not in occupation.
Vacant	Flat 1 (ii)	Third	Residential	576	-	-	-	0	£7,500	
Unilever UK Limited	Flat 2 (ii)	Third	Residential	325	13/12/05	19/10/10	-	£4,500	£4,500	
<b>Sub Total</b>				<b>6,508</b>				<b>£61,348</b>	<b>£112,926</b>	
<b>Total</b>				<b>10,905</b>				<b>£283,673</b>	<b>£353,968</b>	

(i) Areas have been provided from our clients management records.

(ii) Residential is to be leased to the commercial tenants.

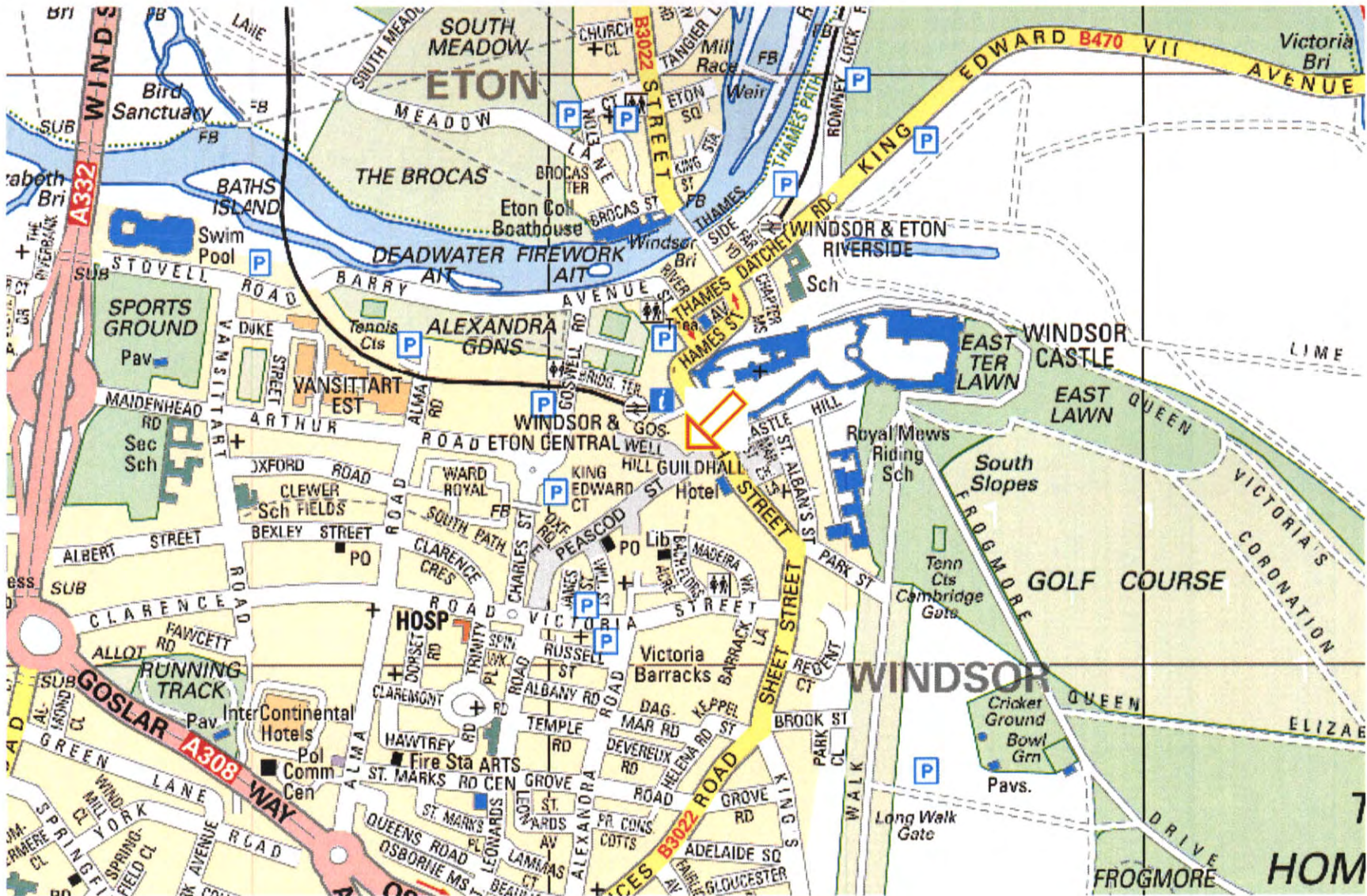
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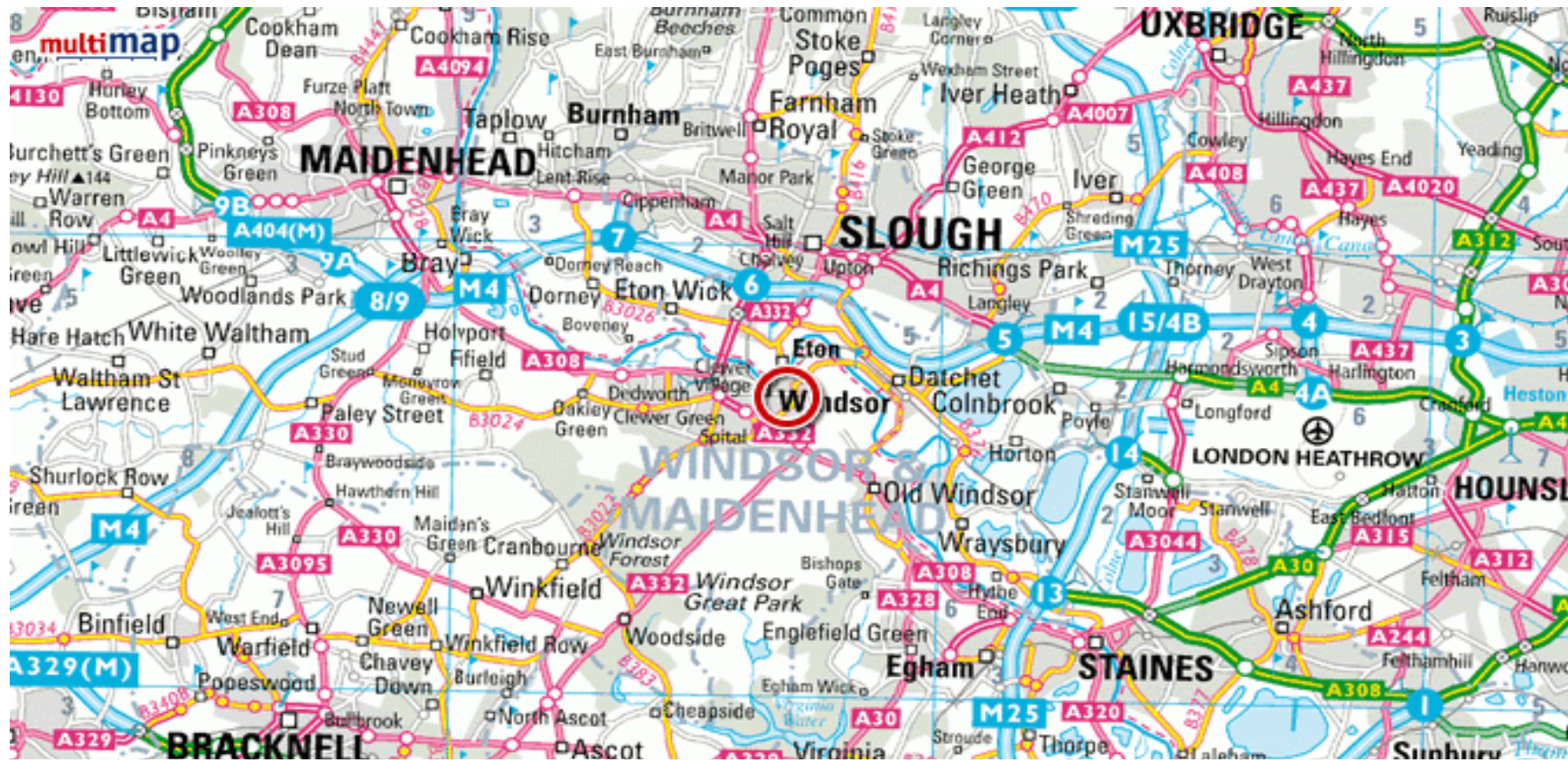


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45 metres









6A Wimpole Street, London, W1G 8AL

Tel: 020 7323 1010

Fax: 020 7323 6600

Philip Hunt

020 7631 2245 [philip@dbaprop.co.uk](mailto:philip@dbaprop.co.uk)

David Baroukh

020 7631 2244 [david@dbaprop.co.uk](mailto:david@dbaprop.co.uk)

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February 2009