



Schedule of condition

Unit 12, Northgate Shopping Centre, Marlbury

RK-2026-0455

Client	Fennel and Thyme Kitchenware Ltd
Property	Unit 12, Northgate Shopping Centre, Marlbury
Reference	RK-2026-0455
Inspection date	02 Apr 2026
Surveyor	Eleanor Whitcombe

Sample report

Document control

Status code: S2

Revision	Date	Status	Description	Author	Checked	Approved
P01	07 Apr 2026	Draft	Draft for internal check	EW	DO	
A	09 Apr 2026	Issued	First issue to client	EW	DO	DO

Distribution

Name	Organisation	Copies
Fennel and Thyme Kitchenware Ltd	Fennel and Thyme Kitchenware Ltd	1

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1 Introduction

This schedule of condition records the condition of Unit 12, Northgate Shopping Centre, Marlbury as found on 02 Apr 2026. It is intended to be attached to the lease and relied upon by both parties as a factual record; it is not a survey and does not advise on repairs.

We were instructed by Fennel and Thyme Kitchenware Ltd to prepare a schedule of condition of Unit 12 for attachment to a new ten-year lease from Northgate Retail Partnerships LLP. The schedule records the condition of the demised premises (shopfront, sales area, rear store, staff WC and the internal face of the structure) at the date of inspection and is intended to limit the tenant's repairing liability to that condition. The landlord's centre manager attended the inspection.

Each element is graded as follows. Photographs are numbered and cross-referenced to the schedule.

Colour	Rating	Meaning
	A	Good: as new or well maintained; no defects noted.
	B	Fair: sound but showing minor wear, marks or superficial defects.
	C	Poor: defects present that need repair; functional but deteriorated.
	D	Very poor: significantly damaged, defective or missing; replacement or major repair likely.

This report records a non-destructive visual inspection carried out from the positions, and under the conditions, described in the methodology section. No parts of the building or asset were opened up, lifted, moved or tested unless the report says so. Concealed, covered, inaccessible or obstructed areas have not been inspected and we cannot confirm that they are free from defects. Observations describe the condition on the day of inspection only.

2 Property description

Property

Type	Ground-floor retail unit in a covered shopping centre	Approximate age	About 38 years (1988); shopfront renewed 2012
Construction	Concrete frame, blockwork party walls, suspended ceilings, screeded floor, aluminium shopfront	Number of storeys	One (ground floor only)
Tenure / lease reference	New lease, 10 years; reference NG/12/2026	Occupied at inspection	Vacant; previous tenant's fit-out stripped



Figure 2.1 — Front elevation

3 External condition

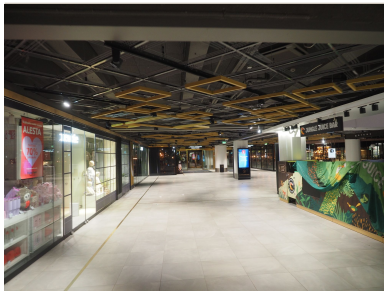
Ref	Element	Condition / description	Rating	P
1	Shopfront glazing	Scratched toughened glass; one chipped edge.	C	
2	Fascia	Aluminium fascia with previous tenant's sign fixings; four holes.	B	
3	Entrance doors	Automatic sliding doors operate; floor guide worn.	B	
4	Security shutter	Operates; minor dents to three slats.	B	



Sales area looking towards the shopfront



Rear store and staff area



Shopfront and fascia



Floor finish at the entrance

4 Room or area

4.1 Sales area

Room details

Room / area reference	Sales area (front)	Floor	Ground
Use	Retail sales	Approximate size	142 m²

Ref	Element	Condition / description
5	Floor	Sand/cement screed with adhesive residue from the removed floor covering;
6	Walls	Painted plasterboard dry-lining with holes and fixings from removed shelving
7	Ceiling	Suspended mineral-fibre ceiling; nine tiles missing and twelve stained.
8	Lighting	Recessed fluorescent fittings; six not working.
9	Electrical distribution	Three-phase board of 2012; no certificate.



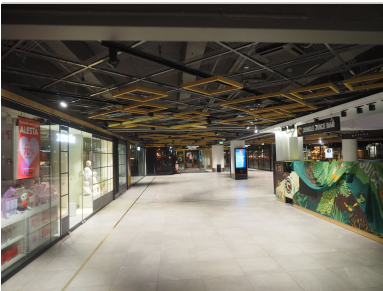
Suspended ceiling and lighting



Rear fire exit door



Sales area looking towards the shopfront



Rear store and staff area

5 Declaration

This schedule was prepared from a visual inspection on the date stated. Where the parties agree the schedule, both should sign and date it and keep a copy with the photographs.

Prepared by
Eleanor Whitcombe
BSc (Hons) MRICS
Report Kit 360
Date: 09 Apr 2026

Signed by
Daniel Okafor
BSc (Hons) MRICS
For the landlord
Date: 09 Apr 2026

Signed by
Daniel Okafor
BSc (Hons) MRICS
For the tenant
Date: 09 Apr 2026

Appendix A — Photographs



Shopfront and fascia



Floor finish at the entrance



Suspended ceiling and lighting



Rear fire exit door