

Case Studies – Lease Extensions of Flats

Flat B, 34 Upper Parliament Street, Liverpool, L8 1TE

This flat is part of a mid-terrace Victorian house, previously occupied by George Stevenson, railway engineer and today converted to provide three apartments and situated in Liverpool city centre. The flat had 63½ years still to run with no ground rent payable. We served notice for a lease extension of an additional 90 years on the freeholder, Liverpool City Council in July 2018, which was accepted, and we agreed a price payable of £5500 with £5 payable to the intermediate landlord plus landlord's costs of £1000. The new lease completed in February 2019 and was registered with HM Land Registry in early April 2019 allowing the sale of the flat with a lease of 153 years still to run.



Apartment 1, 1 Brunswick Street, Liverpool, L2 0PQ

This flat is part of a former office building situated in Liverpool city centre and now converted to provide five apartments with a café to the ground floor. The flat had 82¼ years still to run with a ground rent of £150 pa rising at fixed intervals every 30 years. The tenants employed a solicitor to serve notice on the freeholder, and called us for assistance, and we issued a valuation to the freeholder, Liverpool City Council and copied in the intermediate landlord, claiming a 90-year lease extension in May 2018 and we agreed a price of £5681 (split £4833 to the intermediate landlord, and £848 to the freeholder) plus costs of £1100 for the freeholder and £500 for the intermediate leaseholder. The lease completed in January 2019.



Orme Associates

Property Advisers

Apartment 6, Hamilton Court, Marlborough Road, Sale, M33 3BH

This flat is one a six-flats within a purpose built three storey block and had 71 years still to run with no ground rent payable. We served notice on the freeholder requesting a 90-year lease extension and agree a price outside of the Leasehold Reform Act 1967 of £3500 with a ground rent of £250 per annum, and Landlords costs at £750. A group of tenants are now considering purchasing the freehold and we are advising as required.

