



Commercial Inventory



PREPARED FOR

ADDRESS

PROPERTY

DATE

Commercial shop

13/06/2020

Guidance Notes

It is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. contents or descriptions. If no such additional notes are made at the start of the tenancy then the inventory will be deemed as accepted as read.

This inventory provides a fair and accurate record of the contents of the premises. Items are visually identified by a detailed description; however the clerk is not an expert in materials for example metals, woods, indoor and outdoor plants, or antiques. Nor is the clerk a qualified surveyor.

Disclaimer:

We cannot undertake to move heavy items, access lofts, high level cupboards, basements, cellars or similar. Items left in the above mentioned areas, which have not been inventoried, are the sole responsibility of the owner or purchaser.

Electrical appliances and other such similar items in commercial properties will not be tested by the clerk and are the responsibility of the purchaser.

Declaration

I / We the undersigned have checked the Inventory and find this to give an accurate account of the condition of the property and its contents as stated.

	Name	Date
Inventory clerk	Sarah Vincent – Inventory Clerk	13/06/2020
Tenants		

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Exterior Front of Shop



Item	Description	Condition

Item	Description	Condition
Lighting	6 x metal lights high level top of shop 1 x sky digital dish	Fair order
Exterior front shop	Painted red with white door Multiple glass window panes	Heavy rot and defects to wood around the door , few tiles missing to side of door, door all good order
		
		Glass panes all intact no cracks
	Part tiled	Tiles missing to front

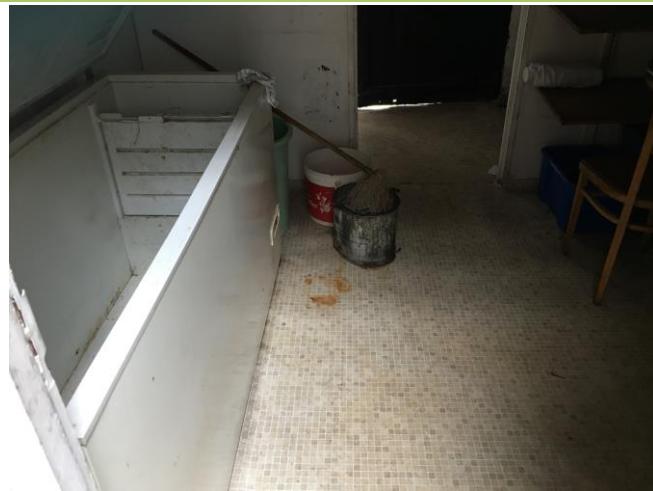
Side Entrance



Item	Description	Condition
Door	Black door with metal gate and fittings complete	Fair order , paint flaking in places , heavy chips to paint, scuffs, and marks

Item	Description	Condition
Ceiling	Painted white	Paint flaking in some areas
Walls	Off white	Smeary , heavy paint flaking LHS , dirty in areas with food splashes
Lighting	Ceiling light	No power
Flooring	Vinyl floor	Old, not clean , lifting in places
Items	Paint pots to corner 2 x red fire extinguisher 1 x red fire blanket Warning safety stickers on wall	

Small Store Room

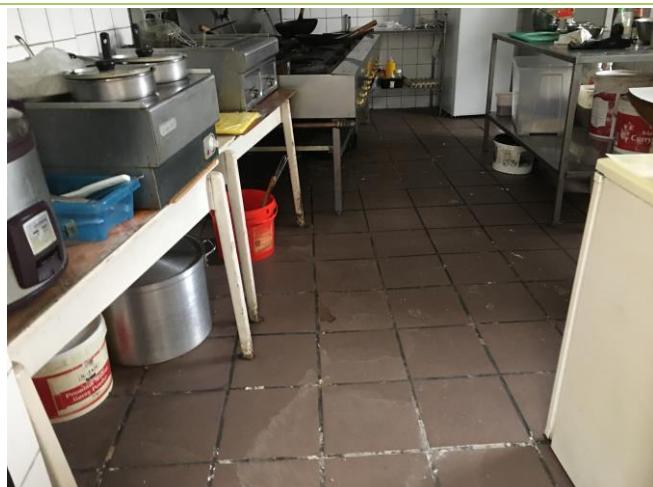




Item	Description	Condition
Door	White surround no door	Heavy chipping to paint
Ceiling	Painted white	Damage to corner , repaired with board over
Walls	Part panelling , part painted brick	Fair order, general usage, and marks throughout , 2 x large nails , chips throughout
Flooring	Vinyl	Aged , staining throughout

Item	Description	Condition
Lighting		No power
Shelves	11 x various adjustable shelves	Aged, marked
Freezer	White large chest freezer	Not clean
		 
Items	2 x old chairs Various plastic containers	
Cupboard	Meter cupboard with meters and a few bits and bobs	

Kitchen





Item	Description	Condition
Door	Black door , frame, and fittings	Fair order
Ceiling	Painted white	Damage over the large extractor cooking area ,

Item	Description	Condition
		<p>panel repair on entrance by the door</p>   

Item	Description	Condition
Walls	White tiled	Discoloured to grouting, few old chips in places , few tiles cracked under the microwave, not clean
Flooring	Brown floor tiles	Numerous small cracks in places , floor not clean , heavy cracks on entrance
		
Sockets	White	2 x double sockets have prominent cracks to casing and tape around them – Sockets not tested
		 

Item	Description	Condition
	1 x SPEED control box to wall	
Window	White with mesh in place	Fair order
Boiler	White boiler to corner	Not tested
Contents	Large stainless steel cooking area with multiple round rings, large stainless steel extractor above	Not clean, not tested
		
		
	Large double stainless steel sink	Not clean

Item	Description	Condition
4 x assorted fridges		 All have some shelves missing , not clean, handle missing on one , not tested
		
		
Large selection of various stainless steel pans and cooking items		Client instructed not to inventory
Stainless steel prep area to centre of room		Not clean
1 x ceramic white hand sink to corner		Not clean
Numerous items not inventoried as requested by client left by previous tenants		Client instructed not to inventory

Item	Description	Condition
	1 x CMA alarm to wall	Not working
	1 x microwave	Not tested
	1 x SS deep fat fryer	Not tested
	2 x stainless steel fryers / cookers	Not tested
		
	1 x round deep fat fryer with lid	Not tested
	2 x white wooden tables	

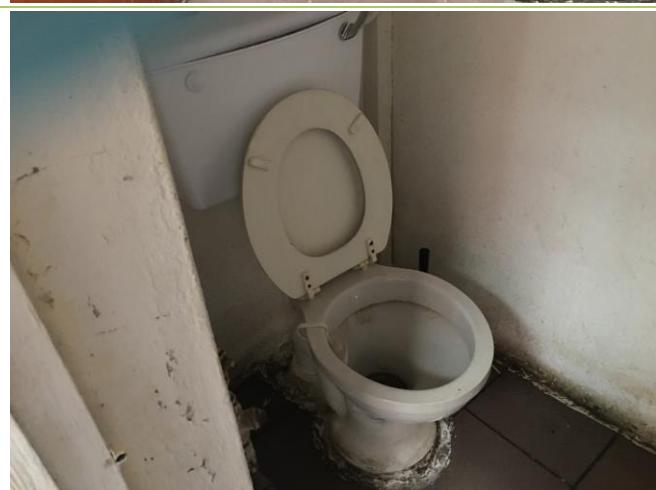
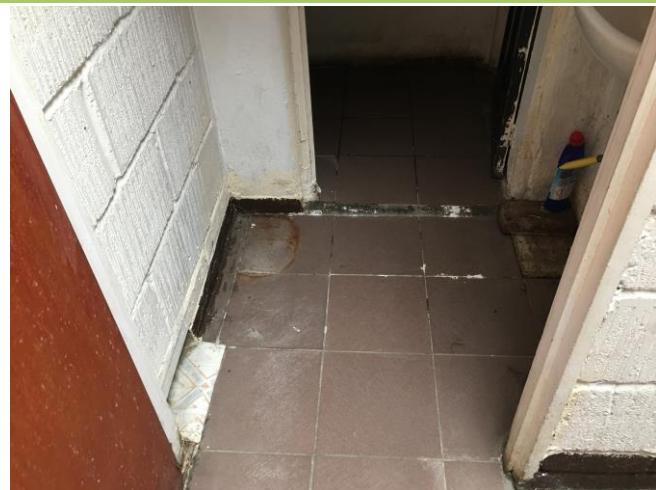
Corridor



Item	Description	Condition
Door	Black surround, wooden door, fittings intact	Scuffs and marks , fittings intact
Ceiling	Off white	Slight water damage by the skylight

Item	Description	Condition
	Metal skylight with bars under	Water damage to corner, glass intact
Walls	Painted white	Fair order, scuffs, and marks throughout , heavy paint flaking on entrance
Flooring	Continuation of the kitchen	Fair order, not clean, no cracks
Lighting		No power

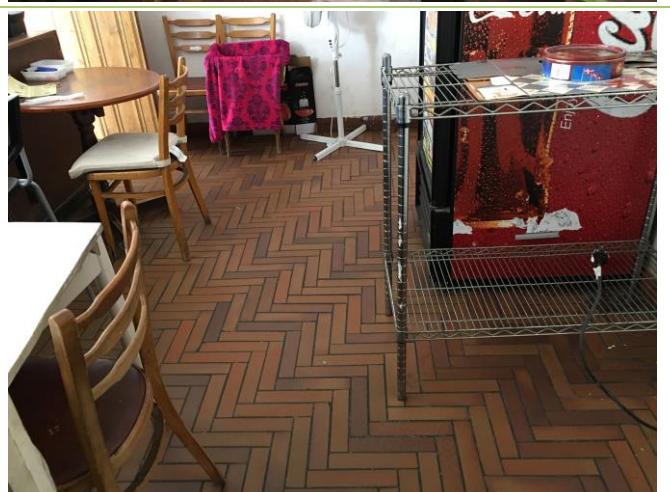
Toilet



Item	Description	Condition
Door	Door and surround	Scuffs and marks , fitting intact apart from slide bolt
Ceiling	White	Stained
Walls	White	Stained, marks throughout , discoloured, heavy crack to wall to corner

Item	Description	Condition
		
Flooring	Brown tiles as before	Not clean , stains, board under sink
Sink	White with taps	No water, not clean
WC	White	Poor order, no water , missing cistern

Reception / Counter Room





Item	Description	Condition
Door	White with fittings	Marks and stickers throughout
Ceiling	Panels with light panels	Water damage on entrance , hole over counter



Item	Description	Condition
		
Walls	Off white	General usage, scuffs, and marks throughout
Flooring	Wooden parquet floor	Good order
Lighting		No power
Sockets	White plastic	Appear good order
Counter	Wooden serving counter	Full of miscellaneous items left by previous tenant
Items	1 x computer screen 1 x keyboard 1 x printer 1 x telephone 1 x electric fan 4 x chairs 1 x table 1 x desk 1 x table 1 x metal 2 tiered shelving Large drinks Coca Cola fridge with plastic shelves	Items left by tenant; client advises not to fully inventory

Item	Description	Condition
Storage room	White door and handle	Aged
	Ceiling white	Numerous stains
	Walls white	Stickers
	Lighting	No power
	1 x wall heater	
	Numerous boxes and items left by previous tenant	
	1 x wooden folding table	
		
		

Item	Description	Condition
		

Front Area RHS



Item	Description	Condition
Ceiling	White panel ceiling	Heavy damage to corner

Item	Description	Condition
		
Walls	Fair order, nails throughout	
Flooring	Tiled	Unable to inspect due to items to floor
Lighting		No power
Window	Multiple glass panels	Good order
Curtains		Stained

Main Shop Area





Item	Description	Condition
Ceiling	Panelled with light panels	Water staining over door and to corner by window 

Item	Description	Condition
		
		
		
Walls	Painted white panels and large partition to side	Fair order , numerous scuffs, and marks
Flooring	Parquet flooring	Goo order
Lighting		No power
Door	White with numerous slide bolts and locks	Various scuffs and marks
Windows	Glass panels	Some rotting by door

Item	Description	Condition
Items	6 x plastic chairs Selection of plants 1 x electric heater 1 x small table	

Tenants Comments

