

Statutory declaration for the exclusion of sections 24–28 of the Landlord and Tenant Act 1954

SMERALYN
I, *DONNA OCKENDEN* of *3 LION STREET,*
CHICHESTER, PO19 1LX do solemnly and sincerely declare that -

- 1 Donna Ockenden Limited (Company Registered Number 08604834) proposes to enter into a tenancy of premises at the First Floor Suite of Offices at 31 North Street, Chichester, PO19 1LX for a term commencing on the date specified in the Lease to be entered into between the parties.
- 2 The tenant proposes to enter into an agreement with Louise Ursula Watt, Lynne Mary Purchase and Kevin Andrew Coppard as Executors of the Estate of the late Christopher Francis Russell Purchase that the provisions of sections 24 to 28 of the Landlord and Tenant Act 1954 (security of tenure) shall be excluded in relation to the tenancy.
- 3 The landlord has served on the tenant a notice in the form, or substantially in the form, set out in Schedule 1 to the Regulatory Reform (Business Tenancies) (England and Wales) Order 2003. The form of notice set out in that Schedule is reproduced below.
- 4 The tenant has read the notice referred to in paragraph 3 above and accepts the consequences of entering into the agreement referred to in paragraph 2 above.
- 5 I am duly authorised by the tenant to make this declaration.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED at *SOUTH PALLANT*
HOUSE, CHICHESTER,
PO19 1TH



Declarant

on *11 OCTOBER* 2024

Before me


JAMES TURNER
A solicitor empowered to administer oaths

Wannops LLP Solicitors
South Pallant House
8 South Pallant
Chichester
West Sussex
PO19 1TH

Schedule 1 – Form of Notice

Date of Service: 24 September 2024.

TO:

Donna Ockenden Limited a company incorporated and registered in England and Wales with company number 08604834, whose registered office is at 3 Lion Street, Chichester, PO19 1LW

FROM:

Louise Ursula Watt of George Ide LLP, 52 North Street, Chichester, PO19 1NQ, Lynne Mary Purchase of Greytiles, 40 Church Road, East Wittering, Chichester, West Sussex, PO20 8PS and Kevin Andrew Coppard of 1-2 The Barn, West Stoke Road, West Lavant, Chichester, West Sussex PO18 9AA as Executors of the Estate of the late Christopher Francis Russell Purchase

This form of notice applies to the premises at The First Floor Suite of Offices at 31 North Street, Chichester, PO19 1LX.

IMPORTANT NOTICE	
You are being offered a lease without security of tenure. Do not commit yourself to the lease unless you have read this message carefully and have discussed it with a professional adviser.	
Business tenants normally have security of tenure – the right to stay in their business premises when the lease ends.	
If you commit yourself to the lease you will be giving up these important legal rights.	
<ul style="list-style-type: none">• You will have no right to stay in the premises when the lease ends.• Unless the landlord chooses to offer you another lease, you will need to leave the premises.• You will be unable to claim compensation for the loss of your business premises, unless the lease specifically gives you this right.• If the landlord offers you another lease, you will have no right to ask the court to fix the rent.	
It is therefore important to get professional advice – from a qualified surveyor, lawyer or accountant – before agreeing to give up these rights.	

	<p>If you want to ensure that you can stay in the same business premises when the lease ends, you should consult your adviser about another form of lease that does not exclude the protection of the Landlord and Tenant Act 1954.</p>	
	<p>If you receive this notice at least 14 days before committing yourself to the lease, you will need to sign a simple declaration that you have received this notice and have accepted its consequences, before signing the lease.</p>	
	<p>But if you do not receive at least 14 days notice, you will need to sign a "statutory" declaration. To do so, you will need to visit an independent solicitor (or someone else empowered to administer oaths).</p>	
	<p>Unless there is a special reason for committing yourself to the lease sooner, you may want to ask the landlord to let you have at least 14 days to consider whether you wish to give up your statutory rights. If you then decided to go ahead with the agreement to exclude the protection of the Landlord and Tenant Act 1954, you would only need to make a simple declaration, and so you would not need to make a separate visit to an independent solicitor.</p>	