

Sections 25, 58 and 60A of the Landlord and Tenant Act 1954

Paragraph 10 of Schedule 3 to the Leasehold Reform Act 1967

Form 17

Notice ending a business tenancy of welsh development agency premises where the property is required for employment purposes and the leasehold reform act 1967 may apply

To:

[Insert name and address of tenant]

From:

[Insert name and address of landlord]

1. This notice relates to the following property, of :
[Insert address or description of property]
2. We give you notice under section 25 of the Landlord and Tenant Act 1954 ("the 1954 ") :
[Insert date]
3. A certificate has been given by the National Assembly for Wales under section 58 of the 1954 Act (as applied by section 60A of that Act) that it is necessary or expedient, for the purposes of providing employment appropriate to the needs of the area in which the premises ,
4. The certificate prevents us from granting you a new tenancy. It also means that you will not be able to make an application to the court under section 24(1) of the 1954 ,
5. If you have a right under Part 1 of the Leasehold Reform Act 1967 ("the 1967 Act") to acquire the freehold or to get an extended lease of property comprised in the tenancy, notice of your desire to have the freehold or an extended lease cannot be given more than two months after the service of this notice. If you have that right, and give ,

6. If you give notice of your desire to have the freehold or an extended lease, we will be entitled to apply to the court under section 17 of the 1967 Act,

OR

7. If you give notice of your desire to have the freehold or an extended lease, we will be entitled to apply to the court under 17 1967 ,

OR

8. If you give notice of your desire to have the freehold or an extended lease, we will not be entitled to 17 1967 .

9. We know or believe that the following persons have an interest superior to your tenancy or to be the agent concerned with :

[Insert names and addresses]

10. Please send all correspondence about this notice to:

Name:

Address:

Signed: Date:

[Landlord/On behalf of the landlord]

Schedule

Certificate under section 58

[Attach or

58

]

IMPORTANT NOTE FOR THE TENANT

This notice is intended to

2

The National Assembly for Wales has certified

It would be wise

NOTES

Unless otherwise stated, the sections mentioned below are sections of the Landlord and Tenant 1954 , , () () 2003 (. . . 2003 / 3096))

Ending of your tenancy

1. This notice is intended to bring your tenancy to an end
2 . . . 25

2. Your landlord is both giving you notice that your tenancy will end on the date specified in paragraph 2 of this notice and drawing , , 3
, 58 (60A)
2 1954 .

3. Usually, tenants who have tenancies under Part 2 of the Landlord and Tenant Act 1954 can apply to the court for a new tenancy. However, where the National
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,
2 .

4. However, the Leasehold Reform Act 1967 ("the 1967 Act") may also apply in your case. If it does, you may be able to buy the freehold of the property or get an extended lease under that Act (see Rights under the 1967 Act: notes 5 to 7 below
1967 : 8 9
).
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1967 : 10).
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: 11 14).
(1967
).

Rights under the 1967 Act

5. If the property comprised in your tenancy is a house, as
1967 , 2

6.

7.

(i)

35

(ii) your lease is of the whole house; and

(iii) (

1 1990 (

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23

1965 ,

23

1965 ,

1 1990 .

1 1990 , "

£ 250 ;

(iv)

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(v)

Claiming your rights under the 1967 Act

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) () 2002 (. . . . 2002 / 3187)(. . . . 303).

9.

Landlord's opposition to claims under the 1967 Act

10. 1967 ,
17 1967 .
6
17

Compensation

11. 1954 ,
1954
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7 8 1975 ;

3
12. .
1973 3

13. 1967

10 (), 1967 1954 .

14. ()
1967 : 8 9)

Validity of this notice

15.

(44

67).

16. If you have any doubts about whether this notice is valid, get advice immediately from a solicitor or a surveyor.