

STATEMENT OF WITNESS
(CJ Act 1967, s9; Criminal Procedure Rules, r27.2)

STATEMENT OF: Lucy CROFT

Age of Witness: (if over 18, enter "over 18") OVER 18 DOB: 08/02/1967

Occupation of Witness: Commercial Agency Surveyor

The following statement, consisting of 2 page(s) each signed by me, is true to the best of my knowledge and belief and I make it, knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have willfully stated in it anything which I know to be false or do not believe to be true.

Dated the 15th of May 2018 (signed)



1. I am a Commercial Agency Surveyor with Lovelle Bacons estate agents based in Grimsby.
2. My role includes identifying and negotiating tenancy agreements with prospective and existing clients in the Grimsby area.
3. One of our portfolio properties is 68A Harold Street, Grimsby DN32 7NG.
4. This property can best be described as an Industrial unit/workshop, I do not recall the exact square footage of the premises.
5. The premise is located on Harold Street, Grimsby which can be described as a built up residential area primarily comprising of terraced properties.
6. Vehicular access to the premise is via Harold Street from the main highway.
7. On 12 December 2017 68A, Harold Street was leased to Leigh POTTERTON on a two year lease agreement.
8. Historically this property had been of some concern to the Company as previous tenants had permitted the interior of the building to fall into disrepair.
9. Notably the premise had become a target for local residents and others to fly tip miscellaneous waste and debris inside the premise.
10. The electrical cabling within the premise had been targeted and in many areas stripped out.
11. One of the pre-requisite requirements of the tenancy agreement with POTTERTON was his undertaking to fully maintain the premise and clear the premise of the existing and prevailing waste/debris.

Name: |Lucy CROFT

Signed:



Dated: 2nd July 2018

12. The proviso put on POTTERTON to fully maintain and repair the premises was in lieu of him being granted twelve months exemption from rent
13. I can produce digital photographs of some areas of the property as LUC/01-04.
14. I do not know Leigh POTTERTON other than as a tenant and client of Lovelle Bacons estate agents.
15. I have only met POTTERTON on one occasion and could not offer a description of him.
16. I am aware that the tenancy of 68A Harold Street, Grimsby is in connection with the motor trade and POTTERTON is the tenant/proprietor of this premise since 12/12/2017.
17. To the best of my knowledge POTTERTON has the sole and full responsibility for matters relating to the premise during his tenancy and this includes Council Tax/Rates and utilities.
18. The removal of waste/debris from within the premise is also POTTERTON'S sole responsibility.

Name: ILUCY CROFT

Signed: 

Dated: 2nd July 2018