



Business Tenancies Act (Northern Ireland) 1964

1964 CHAPTER 36

PART I

SECURITY OF TENURE FOR BUSINESS, PROFESSIONAL AND CERTAIN OTHER TENANTS

APPLICATION TO THE LANDS TRIBUNAL FOR NEW TENANCIES

15 Rent under new tenancy.

- (1) The rent payable under a new tenancy granted by order of the Lands Tribunal under this Part shall be such as may be agreed between the landlord and the tenant.
- (2) In the absence of agreement the rent shall be such as may be determined by the Lands Tribunal to be that at which, having regard to the terms of the tenancy (other than those relating to rent), the holding might reasonably be expected to be let in the open market by a willing lessor, there being disregarded—
 - (a) any effect on rent of the fact that the tenant has or his predecessors in title have been in occupation of the holding;
 - (b) any goodwill attached to the holding by reason of the carrying on thereat of the business of the tenant (whether by him or by a predecessor of his in that business);
 - (c) any effect on rent of any improvement—
 - (i) carried out by the tenant or a predecessor in title of his; or
 - (ii) where the tenant or a predecessor in title of his has remained in occupation of the holding during two or more tenancies, carried out by him or that predecessor in title during a tenancy other than the current tenancy;other than in pursuance of an obligation to the immediate landlord;
 - (d) in the case of a holding comprising premises licensed under the Licensing Acts (Northern Ireland)^{F1}, any addition to its value attributable to the licence,

Changes to legislation: *There are currently no known outstanding effects for the Business Tenancies Act (Northern Ireland) 1964, Section 15. (See end of Document for details)*

if it appears to the Lands Tribunal that having regard to the terms of the current tenancy and any other relevant circumstances the benefit of the licence belongs to the tenant.

- (3) None of the provisions of the [^{F2} Rent (Northern Ireland) Order 1978] shall operate to limit or affect the amount of the rent which may be fixed by the Lands Tribunal under subsection (2).

Subs. (4) rep. by 1978 NI 20

F1 [1971 c.13 \(NI\)](#)

F2 1978 NI 20

Changes to legislation:

There are currently no known outstanding effects for the Business Tenancies Act (Northern Ireland) 1964, Section 15.