

**Charlie Wright AssocRICS**

RICS Registered Valuer

Associate

**E: [c.wright@flude.com](mailto:c.wright@flude.com)****T: 01273 740386**

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**Personal Profile:**

Charlie joined Flude in October 2026, bringing more than 10 years' experience in valuation and Landlord and Tenant advisory. He is an Associate member of the RICS (AssocRICS) and an RICS Registered Valuer, having previously been a director at a specialist property consultancy.

Charlie acts for landlords and tenants across a range of commercial property matters, specialising in rent reviews, lease renewals, lease regearing and dispute resolution. He provides clear valuation advice and commercially focused negotiation strategies.

Charlie has extensive experience in valuation and lease advisory matters, including independent expert, arbitration and PACT proceedings. He prepares valuation evidence and advises on strategy and settlement, with wider experience in expert witness work and viability and feasibility assessments. His specialist knowledge includes trade related property valuation, the Landlord and Tenant Act 1954 and the Pubs Code etc. Regulations 2016.

**Recent Projects:**

**Surrender and Reletting – Salisbury** – Advised a charity landlord on the surrender and reletting of premises occupied by a national operator. Negotiated a six figure reverse premium equivalent to two years' rent, together with retention of the deposit and tenant's fixtures and fittings. A simultaneous reletting preserved the existing rent on materially improved lease terms and secured guaranteed rental growth.

**Lease Renewal – Brighton** – Represented the tenant of a public house, securing agreement in principle to a new ten year lease at the existing annual rent, avoiding the landlord's proposed increase and securing improved lease terms. The agreement also included adjoining residential accommodation on phased rental terms.

**Rent Review / Independent Expert – Hertfordshire** – Represented a private landlord of licensed premises in rent review negotiations and subsequent Independent Expert proceedings. The determination increased the annual rent from £40,000 to £60,000, a 50% uplift.