

Our latest Owner Occupier feature raises the profile of specific property initiatives which aims to capture cost savings, create revenue and create capital from your property. Given the current economic climate these initiatives are even more important!

CREATING CAPITAL & REVENUE

SALE & LEASEBACK

In these turbulent economic times some organisations will find they are forced to consider selling assets, including their property, in order to raise capital. Sale and Leaseback of freehold/long leasehold property remains a core method for owner occupiers to create capital from their property asset with the continuity of remaining in occupation on conventional lease terms.

Pricing is always important but delivering a viable solution is the most important aspect for companies forced to consider selling their assets.

Owner Occupiers need to understand the variables of what makes sale and leaseback a deliverable solution. We provide advice on the pros and cons, and focus on the clear aim of delivering viable solutions for our clients considering sale and leaseback.

SURPLUS SPACE

Under-utilised and unwanted land or buildings provide owner occupiers an opportunity to capitalise on their asset by selling for a one off consideration or letting the vacant parts to create an income stream. In each instance the associated fixed costs of running the property are also removed or reduced.

COST SAVINGS

EMPTY RATES

Businesses not in full occupation of their property (for any reason) could be in a position to benefit from Empty Rate Savings on vacant parts of a property. If parts of a property are underutilised occupiers may want to consider the merits of rendering these areas completely vacant to benefit from Empty Rate Savings.

BUILDING WORKS

If your property is located close to a construction site or if building works are ongoing/planned at your property, businesses can win a temporary reprieve from the full business rates liability. Successful cases must often quantify the extent of the nuisances caused and negotiate with the authorities to gain the relief.

VALUATION SERVICES

Owner Occupiers need property valuations for a variety of reasons. Ideally, property valuations should be undertaken at three yearly intervals and supplemented by annual short form update reports. Valuations are required for numerous reasons, including for;

- Accounts
- Tax
- Company sale/split
- Litigation, and
- Strategic purposes

ASSET AWARENESS

PLANNING & DEVELOPMENT

If your land or buildings have future development potential, property owners need to consider the current wider planning issues. The introduction of Local Development Framework policy allows owners to effectively lobby planning authorities to consider changing land use classification. This is an important step towards establishing a higher value use or obtaining planning permission.

MAINTENANCE & REPAIRS

Reactive repairs and maintenance of your property is an expensive way of protecting the condition of your asset. Owner occupiers should ideally plan ahead and budget for building repairs and maintenance. Introducing a planned maintenance and repairs programme will save money, allow for effective cost planning and ultimately improve the sustainability and worth of your asset.

OUR EXPERTISE

Amro Commercial provides a unique service to Owner Occupiers. Our fees are generally structured on performance related agreements i.e. when results are delivered. For further information or to arrange a meeting please contact James Huckerby on 020 8866 8297 or email info@amrocommercial.co.uk.