

Property Advisory



Points of interest

- Leases generally demand the service of notices and counter-notices by specific dates. Failure to comply often leads to exposure to cost.
- Rate liability is a key operating cost that can be challenged.
- The majority of business owners/investors fail to maximise potential savings from capital allowances.

Our property services team offers impartial and focused client support, with services covering valuation, agency, lease advisory, rating, capital allowances and building consultancy.

Where required, we bring together cross-disciplinary teams to offer the full range of Charterfields' services linking property with business assets, backed by extensive sector knowledge and experience.

We are not a mainstream agent in the UK property market and that is by design. However, our name is often hidden in many transactions as our approach, offering discreet consultancy, is appreciated by many of our clients, and their advisors.

Using a blend of in-house and like-minded alliance partners, we provide advice in a variety of sectors relating to general

property support, recovery or restructuring.

Our key services include:-

Valuation

Charterfields' team provides independent and informed valuation advice to funders, property owners, developers, fund managers and others.

Our services range from single property interests to complete portfolios, and cover all classes of property interests.



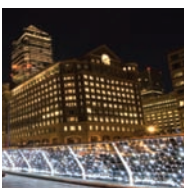
Agency

Through our UK office network, we offer a range of services to assist clients in the acquisition, disposal and letting of property.

We always focus on targeted marketing campaigns, using our extensive network of contacts and market knowledge to quickly identify potential interested parties.

Lease Advisory

We provide a wide range of lease advisory



Lease Advisory – Continued

services for landlords, tenants, investors or occupiers through our UK office network.

Our specialisms cover lease consultancy, rent reviews, renewals and restructuring, surrenders, dilapidations claims, and service charge analysis for investors and occupiers.

We operate primarily in the industrial and commercial sectors but we also place instructions with other advisors on clients' behalf to ensure the highest level of support and relevant experience is gained on all instructions.



Rating

Charterfields' rating service helps guide ratepayers through the process of understanding and challenging assessments on property and rateable machinery and equipment.

We actively strive to secure savings for clients with our support covering appeals against assessments, managing relevant change affecting valuation factors and maximising opportunities to recover historic and future savings for vacant space.

Our remuneration is always based on our success in gaining measurable savings.



Capital Allowances

Our dedicated capital allowance team specialises in the property field on the acquisition, construction, refurbishment

and fitting-out of investment and owner occupied properties with tax advice covering:-

- Machinery and equipment
- Integral features
- Land remediation relief
- Enhanced capital allowances
- Industrial/hotel buildings and allowance
- Revenue expenditure

We offer extensive knowledge of all the disciplines required to formulate and successfully agree a capital allowance claim to the client's maximum advantage, including all liaison and negotiations with HM Revenue & Customs.

As we act independently, we are able to work closely with our clients and their professional advisors, without the problems of advisory conflict.



Building Consultancy

Our services focus on giving clear and pragmatic advice, using in-house skills or working in collaboration with our like-minded alliance partners.

We provide support covering:-

- Building surveys
- Refurbishment, maintenance and repair
- Exit strategies and dilapidations
- Construction management
- Development monitoring

All services are tailored to the client's precise requirements and the needs of the project.

