



# COMMERCIAL PROPERTY SERVICES







# EXPERTS IN COMMERCIAL PROPERTY

With years of experience helping businesses grow, we offer a tailored service to suit your commercial property needs and achieve the best results.

We have experience working with a wide range of property owners from those with one or two properties to large portfolio holders. We provide advice to pension funds, investment companies, developers and private individuals and act for both landlords and tenants.

## FACTS

We manage

**80+**

properties....



which equates to

**60,000**

square feet....



and

**70+**

tenants.



We have carried out

**173**

valuations  
in the past  
12 months....



## SALES AND LETTINGS

We have a hands on approach in both selling and letting all types of commercial property and offer the following:

- + An initial property review
- + Advice on methods of disposal
- + Advice on sale and lease terms
- + Marketing of the property to the right audience
- + Reviewing tenant/purchaser enquires
- + Tenant/purchaser referencing
- + Agreeing terms with the parties
- + Advice and guidance throughout

Testimonial from one of our happy clients

*“David without you we would not have a lease. You have achieved the impossible and we are indeed very grateful to you. Thank you for your guidance and patience in getting us this far.” J B*







## BUYING AND RENTING

We look after our client's best interests and assist them to find an appropriate investment and generate viable returns by using our extensive market knowledge.

Our strong relationships with a wide range of contacts within the market helps in obtaining the most suitable property, whether you are looking to buy or rent.

Once the ideal property has been located, we can ensure that you get the best deal and terms to benefit you and your business.

We deal with both investors and owner occupiers and can help grow a new or existing property portfolio to enhance your assets and receive the maximum rewards.

# PROPERTY MANAGEMENT

We enhance our client's assets through proactive management. This ensures:

- ⊕ Maximum rental returns are achieved
- ⊕ A positive relationship between landlord and tenant
- ⊕ You have more time to focus on other areas of the business

Our management package includes:

- ⊕ Making sure your property is fully compliant with current legislation.
- ⊕ Dealing with any issues that arise
- ⊕ Rent collection
- ⊕ Chasing arrears
- ⊕ Tenant management
- ⊕ Minimising vacant periods
- ⊕ Pre-planning expenditure
- ⊕ Pre-planning any works required
- ⊕ Carrying out inspections













## PROFESSIONAL SERVICES

Our commercial property team have in depth knowledge of all matters relating to commercial property. We can therefore provide advice on the following professional matters:

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- + Lease renewals and terminations
  - + Rent reviews
  - + Disposals
  - + Acquisitions
  - + Consultancy
  - + Commercial Energy Performance Certificates
  - + Minimum Energy Efficiency Standards (MEES)
  - + Statutory compensation
  - + Sub-letting and assignment
  - + Breaches of tenant covenants
  - + Building maintenance and refurbishments
  - + Change of use
  - + Architecture and building design
  - + Project management
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# VALUATIONS

We have a widely knowledgeable team who can provide a range of valuations in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation Standards (commonly known as the 'Red Book'), some of which are listed below:

- + Probate
- + Capital gains tax
- + Secured lending
- + Personal finance
- + Insurance
- + Development appraisals
- + Compulsory purchase
- + Matrimonial purposes
- + Partnership purposes
- + Pension fund
- + Purchase and sale
- + Business and investment planning
- + Transfer of titles
- + Dispute resolution
- + Charities Act 2011
- + Expert witness reports
- + Professional negligence claims
- + Rental negotiations









## SURVEYS AND DILAPIDATIONS

We can provide a range of surveys and dilapidations assistance. These include:

- ⊕ Interim or terminal schedule of dilapidations
- ⊕ Dilapidations negotiations
- ⊕ Building surveys
- ⊕ Preparations of schedule of conditions
- ⊕ Maintenance issues
- ⊕ Pre purchase surveys
- ⊕ Pre lease surveys

Testimonial from one of our clients

*“Without David I could not possibly have reached this conclusion, and I am most grateful to him for his unfailing good temper and courtesy throughout the interminable negotiations.” D L*

# ADDITIONAL SERVICES

With eight departments under one roof, we offer a range of additional services that may suit you. Our unique in-house set up allows us to work on projects from concept through to completion.

These include:

- ⊕ Rural Sales and Lettings
- ⊕ Rural Development
- ⊕ Rural Business Finance
- ⊕ Permitted Development Rights
- ⊕ Architectural Design Services
- ⊕ Property Auctions
- ⊕ Residential Lettings
- ⊕ Renewable Energy









# WHY CHOOSE US

## Commercial property expertise

From small retail units in the centre of town to farm units and rural industrial estates, we have experience dealing with a range of commercial property types and strive to find a solution for your needs.

## Long established

We have been in the property industry for hundreds of years and our staff are highly experienced in the field so have the knowledge and expertise to assist you.

## Honest advice from an experienced professional

We are renowned for giving honest advice to get the best possible result.

## Free market appraisal and eye-catching marketing

If you are interested in sales and lettings, we can provide a free market appraisal and once instructed will make sure your property receives the exposure it deserves. This allows purchasers/tenants to truly visualise the property and location prior to going on a viewing.

## Property Management

Our bespoke Property Management package is designed to relieve the stress and gives you peace of mind that both you and your property will be looked after throughout.

## Access to a range of other services

We can cater for virtually all property requirements due to our huge range of additional services available so you have access to a cross section of knowledge and expertise.

## Professionally accredited by the recognised authorities

We are members of The Royal Institution of Chartered Surveyors (RICS) adding reassurance that you are dealing with experts who aim to deliver first class customer service.





## Land and Property Professionals

### Bedford

118 Bromham Road  
Bedford  
MK40 2QN

Tel: 01234 351000  
Fax: 01234 362919

### Buckingham

15 Apollo Court  
Radclive Road  
Buckingham MK18 4DF

Tel: 01280 428010  
Fax: 01280 428011

[robinsonandhall.co.uk](http://robinsonandhall.co.uk)

