

A pair of hands in business suits (one in a red-cuffed suit, one in a blue-cuffed suit) are raised to form a house shape against a blue sky with light clouds and a green field. In the center of the house shape is a black square containing the Spencer Evans Commercial logo.

SPENCER
EVANS
Commercial

Buyers. Sellers. Owners. Agents.

Agency

Spencer Evans are more than Chartered Surveyors, we are experienced Property and Development Consultants who specialise in the Commercial and Residential Investment Property sectors throughout the West Midlands, Shropshire and Mid and North Wales. If you are looking to buy, sell or let a Commercial Property or invest in a property, need landlord and tenant advice, a valuation or survey, you will always receive reliable, expert and pragmatic advice from Spencer Evans.

At Spencer Evans we provide a dedicated focus on all aspects of the Commercial Property Market, providing an in-depth knowledge of this specialist sector:

We are actively involved with advising clients on the following matters:

- Leasing, sales and acquisition for owner occupation and Property Investment.
- Property Development.
- Asset enhancement.
- Rent reviews, lease renewals and lease re-gearing.

Clients include Landlords, Developers and Investors, and Retailers involved in shops and shopping centres (as well as out of town retail warehouse and leisure parks) Industrial and Office Premises and Leisure opportunities.



Commercial
property for sale
and rent - here
to serve!

Commercial

Spencer Evans handles the sale, letting and acquisition of Commercial Property across all sectors - Offices, Industrial and Warehousing, Retail and Leisure, as well as Development land. We also handle Roadside Premises, Leisure, Motor Trade, Medical and Institutional Buildings.

The practice has a specialist team of Agency Surveyors. This strength in depth is reinforced by a wealth of market knowledge and an extensive database of contacts. Key locations are covered by our office locations throughout the West Midlands Shropshire and Mid Wales. A pro-active approach is taken to both property disposals and acquisitions, applying market

knowledge to focus the strategy and to deliver results for the client in the most professional manner whatever the circumstances or the market conditions.

When it comes to the investment, letting, acquisition and disposal of a commercial property - you need to speak to the commercial agency team at Spencer Evans. As individuals we have built a reputation for providing specialist advice in all aspects of Commercial Property Agency for our clients who range from individuals to Public Limited Companies. We will work closely with your Solicitors and other advisers. Our extensive knowledge of rent review provisions, service charge arrangements and repairing covenants will ensure you'll receive the best possible return on your investment, whether your landlord, tenant or owner occupier.

Call our commercial agency team.

Commercial property for sale and rent - here to serve!



Professional

At Spencer Evans we provide a dedicated focus on all aspects of the Commercial Property Market providing an in-depth knowledge of this specialist sector. We know that Commercial leases are becoming ever shorter with more complicated provisions for rent review and repairing obligations. As a result we provide comprehensive advice to both landlords and tenants. Advice provided includes:

Rent Reviews & Lease Renewals – HERE to maximise!

- Whether you are a landlord or a tenant of a commercial property we will be able to assist with your rent review or lease renewal. Our fees can include an incentive element so that the amount you pay is related – Rental to valuations for rent review and lease renewal purposes
- Rent review negotiations
- Advice on lease terms and sustainability.

Lease Advice – HERE to guide!

- if you are looking to take a lease on commercial property you should always seek advice from a Chartered Surveyor with regards to the lease terms and rent on your new property as well as the condition and importantly the repairing obligations. We can provide good, sound and professional advice at a competitive price. We also advise regarding Lease renewal negotiations including guidance on legal matters. Lease negotiations not only cover the amount of rent to be paid but also other terms of leases required to ensure adequate break clauses, repairing obligations and service charge provisions are correctly agreed.
- Independent Expert and Arbitration advice.

Dilapidation Advice – HERE to defend!

At the end of a lease a landlord will often serve the tenant with a Schedule of Dilapidations based on the repairs they feel should be carried out to put the property back into a state of good repair in accordance with the terms of lease. If you

have been served with such a notice we would be happy to advise you and negotiate the claim with your Landlord or their Agent Surveyor. If you are a landlord looking to serve a Schedule of Dilapidations then we would be pleased to assist with this.

Schedules of Condition – HERE to protect!

If you require a Schedule of Condition to attach to a new lease, we would be happy to arrange this for you. Schedules of Condition are used to document the condition of a building usually at the start of a lease to limit the tenant's repairing liabilities. If you require further information in respect of this service please contact us.

Valuation – What is your property worth? HERE to help!

Whether you're a property owner, investor or lender; having an accurate and up-to-date valuation of your property makes sound business sense.

Our experienced Property Valuation Team have extensive knowledge of the property market and prepare 'Red Book' RICS accredited reports for:

- Loan security
- Financial accounting purposes
- Strategic planning either for portfolio or business purposes
- Prospective purchasers
- Capital Gains and Inheritance Tax purposes, Matrimonial and Probate.
- Charities (as a requirement of the Charities Acts).

Rates a burden – HERE to minimise your business rates!

As a business, keeping your overheads to a minimum is crucial. At Spencer Evans we will work hard to minimise your Business Rates liability.

Spencer Evans
always here
for our clients!

Our Business Rates team are experts at reviewing and appealing against rating assessments. In successive revaluations our specialists have successfully reduced the Business Rates liability for many of our clients. We will negotiate with the Valuation Officer on your behalf and where necessary conduct disputes in the Local Valuation Tribunal.



Property Management

– here there for your peace of mind!

Spencer Evans will MAXIMISE your investment with careful asset management. At Spencer Evans we have a dedicated Commercial property management team which deals with all aspects of Commercial, Residential, Block and Portfolio Management.

We know that good management is more than collecting rent, which is why we always work closely with our other in-house departments to give our clients the best advice currently available. This ensures you are receiving the maximum return on your investment.

Our property management services include:

- Rent collection
- Service Charge Management
- Overseeing routine maintenance and repairs
- Supervising redecoration and refurbishment projects
- Compliance with recommended RICS requirements
- Regular property inspections

For more information on our specialist property and investment asset management services call us today on **0845 450 2245.**

Spencer Evans always here for our clients!



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