

COMMERCIAL PROPERTY GUIDE

You may not realise it, but you will come across commercial property every day of your life. This sector is vast and covers a multitude of land and property interest throughout the Country. Shops, Schools, Offices, Factories, Development Land, Hospitals, Supermarkets, even Football Stadiums are examples of commercial properties.

Whatever the type of property, it is also highly likely that at some stage the input of a commercial property surveyor will be required. Here at Gadsby Nichols, we have extensive experience of commercial property, principally within the geographical areas of Derbyshire, Nottinghamshire, and East Staffordshire.

The sector is so large that we do not confess to know it all, but where a case is outside our field of expertise, we know people who can help.

The services that we provide for existing clients are as follows:-

Agency – Sales and Lettings

Should you have a property you wish to sell or lease, Gadsby Nichols would be delighted to assist. Please make an enquiry at our Office or email us with brief property details, and one of our surveyors would be happy to inspect the property and provide a free, no obligation, marketing report which would set out our thoughts on anticipated values/rents, target markets, anticipated timescales to achieve a sale or letting. We clearly set out our fees for the cost of the marketing campaign.

Should we be favoured to receive instructions, we would produce high quality marketing literature, advertise the property utilising the agreed forms of media, which is likely to be on the world wide web, local press, and a dedicated display area within the shop frontage of our city centre offices.

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During the course of the marketing campaign wherever possible, we would undertake accompanied viewings, handle all enquiries, negotiate the terms of the sale or letting on your behalf, prepare the heads of terms for circulation to respective solicitors, and to liaise with the client and their solicitor at all times to ensure a smooth transaction.

Acquisitions

This is a similar service to the sales/lettings side, but the other way round!

In the event that your Company requires additional space or is looking to relocate or expand into different areas, or would purely like to keep matters confidential, Gadsby Nichols can help.

Over the years, we have helped many clients achieve their goals, drawing upon our in-depth knowledge of the local geographical area and negotiation skills.

Upon receiving instructions, we would do the 'donkey work' in trawling the market for the 'ideal opportunity', then a shortlist would be prepared for the client, and direct approaches would be made to the target property agent or owner. We would negotiate the terms for the acquisition on our clients behalf.

We have undertaken numerous acquisitions over the years, and these have included warehouses, retail units, tyre and exhaust centres, offices, investments and development land. Please do not hesitate to contact us should you wish to discuss how this service could be tailored for you.

Professional Services

The professional services sector is again very wide, and includes a number of facets, but simplistically, encompasses advice on leases, and landlord and tenant legislation.

The area is somewhat complex but Gadsby Nichols would endeavour to aid the process. We act for both landlords and tenants. This may be for a variety of purposes, for example there may be an outstanding or forthcoming rent review where an indication of market rent is required and subsequent negotiations with the landlord or tenant, or their appointed representatives.

Negotiations in respect of lease renewals, whereby the terms of the new lease need to be determined. Negotiations for variations in the lease, known as 'deeds of variations', advice in connection with assignments and under-lettings, and the issue of dilapidations either on an interim basis or terminal upon expiry of a lease.

The list is by no means exhaustive, and we would encourage you that if you have commercial property and need some advice over a professional service issue, then please do not hesitate to contact us and we will endeavour to help.

Valuation

Gadsby Nichols as Registered Valuers with the Royal Institution of Chartered Surveyors, are able to provide a comprehensive valuation service to our clients. We are on a number of Bank lending panels and undertake valuations for security purposes.

Valuations are often required for other purposes, and this may be for a pension fund, i.e. a SIPP or a SASS purchase or revaluation, for company accounts, probate, capital gains tax, matrimonial, or partnerships disputes.

Gadsby Nichols has a competitive fee structure and would be pleased to help you.

Development Consultancy

Here at Gadsby Nichols, we have in-depth knowledge of the local property market and over the years have been involved in numerous developments across the region. We are able to provide strategic development advice, and this may include site assembly, projected values, assistance with negotiating Section 106 Agreements, Section 278 Agreements, and so forth.

We work in conjunction with land owners and the rest of the development team, including architects, planning consultants and solicitors.

Management

Gadsby Nichols offer a slightly different management service to other practices, in that we stick to doing what we know best, which is advising on property and day-to-day management issues. We work closely with our clients accountants, who deal with rent/service charge invoicing and collection, and our role is principally to handle day-to-day management issues, reporting on condition of the buildings, oversee small works contracts, and ensure effective communication between both the tenants and the clients.

This service is expanding due to client demand, and we would be delighted to produce a package to suite any new clients.