TRAFFORD
SURVEYORS
& VALUERS

COMMERCIAL PROPERTY SERVICES












0161 929 8257
traffordsurveyors.co.uk

RICS®
Regulated by RICS




LEASE AGREEMENT
This agreement is made on this ____ day of ____ at ____
Between: ____ of the one part and ____ (Lessor) residing at ____
at ____
the other part. Whereas, the landlord owns a fully furnished Unit No. ____
____ sq.m., Floor ____
be referred to as The Premises).
THE LESSOR AND THE LESSEE HEREBY AGR



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TRAFFORD SURVEYORS AND VALUERS

For the past 20 years Trafford Surveyors and Valuers have been steadily building their reputation offering no nonsense professional straight-talking advice for a sensible fee. Based in Altrincham, the business has always been the local choice for property valuers and independent surveyors, but as the firm grew, so did their reputation, guaranteeing satisfied clients across the UK.

The firm is headed by owner and managing director Paul Naylor BSc MRICS ACII. Underpinned by full RICS accreditation, the company has been establishing an unrivalled reputation over the years, growing a comprehensive range of services available to the commercial property sector.

As the reputation of Trafford Surveyors and Valuers has developed over the years, they have also been invited to provide expert witness testimonials in a variety of cases. This level of expertise is reflected in the day-to-day servicing of commercial property clients and businesses within the sector.

Customer service is at the heart of everything the firm offers, and always sits alongside a customer experience that guarantees expert results for sensible fees.



SERVICES

Trafford Surveyors and Valuers offer a core set of services comprising commercial and buy-to-let reports and schedules, structural surveys and valuations, energy performance certificates and a full range of commercial and surveying options.

In addition to the above core services, they provide the following specific areas of support to the property and commercial sector:

- Expert witness reports
- Care home valuations
- Building replacement insurance and reinstatement valuations
- CAD design services
- Open market valuations
- Snagging reports
- Pre-purchase surveys
- Asbestos surveys
- Cavity wall and insulation surveys
- Drone surveys
- RICS Red Book valuations



OFFICES ACROSS THE UK

As the name suggests, Trafford Surveyors and Valuers have their head office in Trafford. Over the years the business has grown to cover both an expanded range of services plus a growing list of offices across the UK.

The business is always expanding, so if a particular area isn't on this list, please get in touch to see if we can still provide the building survey or valuation you require:

- Altrincham
- Birmingham
- Chorlton
- Didsbury
- Eccles
- Greater Manchester
- Hale and Bowdon
- Hawarden Flintshire
- Knutsford
- Oxfordshire
- The Midlands

ROYAL INSTITUTION OF CHARTERED SURVEYORS (RICS)

Operating as an independent firm of RICS accredited and certified staff, Trafford Surveyors and Valuers are committed to the guidelines specified in the RICS red book, which details mandatory practices for their members undertaking professional surveys and valuation services.

The RICS accreditation provides standards that protect clients by following strict codes of practice, offering peace of mind that every report will follow guidelines laid down to ensure the highest quality and detail of an accredited RICS member.

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UNCOVERING COWBOY BUILDERS

As well as offering specialist expertise as Commercial Surveyors and Valuers, Trafford Surveyor's Paul Naylor was also invited to take part in BBC's 'Cowboy Builders' programme.

The show featured Paul offering help to presenter Dom Littlewood in uncovering dodgy tradespeople. Paul described the experience:

"Working alongside Dom was amazing. It was great to offer help as a RICS accredited expert.

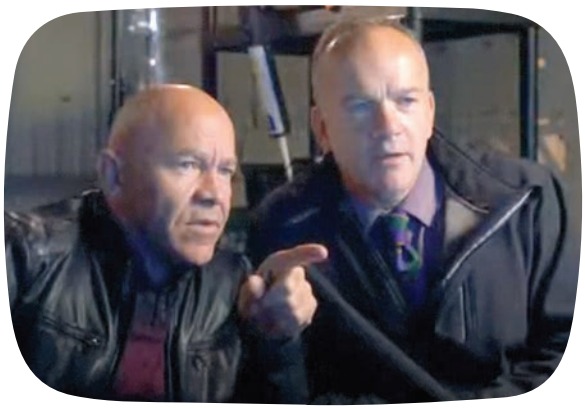
"The programme has been repeated many times and lots of people still love to chat about the experience.

"The producers asked me to view a property and produce a report focusing on the roof - which simply needed patch repairs totalling £750. The 'householder' (an actress) then called the dodgy roofer out to inspect and quote on the work. He was of course already known to trading standards with the programme exposing his nefarious business practices!

"He was filmed with hidden cameras effecting poor repairs in a shoddy manner - myself and Dom were in the garage at the property watching this on hidden cameras, and my role was to talk through the quality of the repairs to Dom and the TV audience.

"Once the 'Tradesman' presented his inflated bill for the shoddy work - myself, Dom and the cameras rushed out and confronted him. Needless to say the guy denied everything, got in his van and skedaddled.

"It was a fantastic experience being involved in such an exciting TV programme, particularly explaining technical processes and terms, and Dom of course was great fun!"



SUPPORTING THE COMMERCIAL AND PROPERTY SECTORS

Trafford Surveyors and Valuers have a vast wealth of experience in the commercial marketplace. We have been acting for banks, building societies, finance and bridging companies as well as private individuals and businesses for over 20 years.

The range of properties we have surveyed and provided reports on have been comprehensive, including shops, factories, warehouses, care homes, office and public buildings.

The range of commercial services we offer are considerable.

COMMERCIAL VALUATIONS

As well as a report on condition, an accurate value for a property needs to be established to help work out concerns such as business rates, in addition to helping provide an accurate and fair purchase price or lease value.

Commercial valuations are not simply worked out on construction costs, but are subject to many variables. Trafford Surveyors and Valuers have years of experience that we can use to consider development and investment costs, potential yields, usage, change of usage, operating profits and many other factors that require consideration.

It is also important to survey a property before any structural changes are undertaken, including renovations, extensions or even demolition and new builds. Even before a new tenancy agreement is signed, or a change of use applied for, a survey and valuation can make sure your investment is protected.






COMMERCIAL BUILDING REPORTS

A detailed building survey should always be carried out on a commercial property before signing a lease or purchase. The report will advise on any problem areas, as well as looking at the current condition of all areas of the building.

There will also be any repair work listed that requires attention as well as ongoing maintenance.

SCHEDULE OF DILAPIDATIONS

Most commercial leases allow landlords to serve notice on the tenant, listing items that are in disrepair and requiring the tenant to comply with its repairing obligations.

Trafford Surveyors and Valuers specialise in calculating diminution in value claims under section 18 of the Landlord and Tenant Act of 1927.

RENT REVIEWS

Rent reviews give landlords the opportunity to review the rent at given periods during the term of the lease. We carry out comprehensive assessments to determine whether your property is being well looked after. Our experience in this field allows us to confidently advise on tactics to employ in negotiations where reasonable increases are needed to cover certain costs.

We are up to date on case law which can have an important influence so we can advise you on your rights as well as your responsibilities towards your tenants. We pride ourselves on having a good knowledge of the local market/potential occupancy rates for similar properties to yours.

SCHEDULE OF CONDITION REPORTS

A Schedule of Condition Report documents the existing condition of a building prior to a purchase, renting by tenants, commercial lease or a change of ownership.

The condition and any damage which has already occurred as well as areas likely to give problems in the future are set out in the report covering obligations for both tenant and landlord.

DILAPIDATION REPORTS

A dilapidation report generally applies to leased properties and is usually carried out towards the end of a lease by the landlord. In preparing a schedule of dilapidation, the lease is examined, and premises are inspected. The final report provides the information on the current condition of the property, the work required to return the premises to their previous condition and estimates for the required works.

The tenant can produce their own dilapidation report should they believe the landlord's summation to be unfair.

EXPERT WITNESS REPORTS

Trafford Surveyors and Valuers provide Expert Witness Reports in all sorts of disputes. We can give a range of levels of service to our clients in this category. Impartial testimonies with back up evidence and reports are needed on both sides in order to seek some reconciliation between the parties involved.

Legal disputes could relate to many areas of commercial property issues. For example, structural defects, valuations and rent disagreements and professional negligence claims. We can act for either party within a dispute, or as a court appointed Single Joint Expert.

All our expert witnesses are accredited by the Royal Institution of Chartered Surveyors who combine in-depth, hands-on knowledge of property and or planning law.

Employees have undertaken in-depth expert witness training and we have built up a good reputation in this field. We also represent the industry and regularly speak at conferences covering the commercial sector on subjects such as include cavity insulation, damp, mould, building defects and claims.

BUILDING REINSTATEMENT COST ASSESSMENTS

Building reassessment will help a property owner raise commercial finance against the value of their properties and protect their investments. Our team will consider all the requirements and formulate a solution that will reflect in the received risks associated with the property.

We start with a site inspection to determine the forms of construction. Then review any drawings and take a detailed measured survey to the gross floor areas. From there we calculate the day-one building reinstatement cost with current information and findings, working with the building's insurers to understand what the aim and requirements are.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATES (EPCs)

All commercial properties require an Energy Performance Certificate when being sold or let. Ratings are often used by tenants or potential buyers to make energy comparisons between properties.

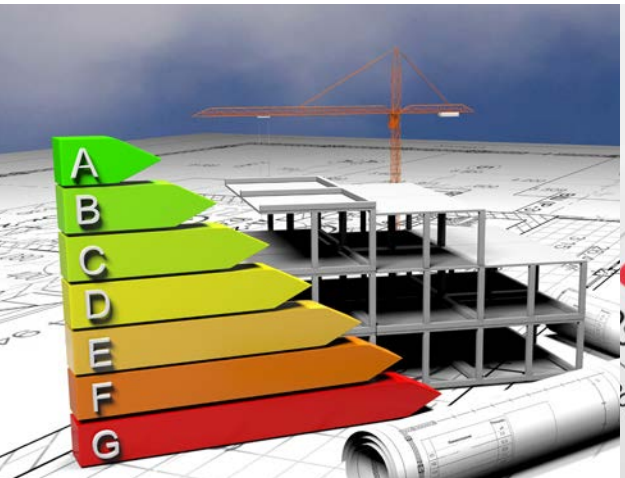
A Commercial EPC comes with a recommendation report that outlines how the energy performance of the building could be improved. EPCs assess buildings by giving them a standard energy and carbon emission efficiency grade from 'A' to 'G', where 'A' is the best (and with the average to date being D/E). Property with the best ratings are more attractive to potential tenants and buyers as they are cheaper to run.

It is a legal requirement for Commercial Properties in England and Wales when they are new build, sold or leased. An Energy Performance Certificate (EPC) is intended to inform potential buyers or tenants about the energy performance of a building, so they can consider energy efficiency as part of their investment or business decision to buy or occupy that building.

An EPC will provide an energy rating for a building which is based on the performance potential of the building itself (the fabric) and its services (such as heating, ventilation and lighting). The energy rating given on the certificate reflects the intrinsic energy performance standard of the building relative to a benchmark which can then be used to make comparisons with comparable properties.

It is accompanied by a recommendation report, which provides recommendations on how the energy performance of the building could be enhanced, together with an indication of the payback period.

It is now necessary to commission an EPC before marketing for the sale and rent of residential and non-residential buildings.





COMMERCIAL AND
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REGULATED REGISTERED VALUERS

COMMERCIAL INSPECTORS

ENERGY ASSESSORS

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