



## PURCHASING A PROPERTY

Why might you need the services of a Chartered Surveyor:

**Valuation:** If the building is being purchased with cash or through a financial institution you will almost certainly need a valuation report to verify that the price you have agreed with the owner is reasonable and fully reflective of the buildings condition.

**Condition:** Before you complete the purchase of a building it is always advisable to obtain advice on its condition. Whilst a standard valuation report would comment on any major defects noted you may wish to commission a more detailed report such as a building survey.

**Planning Advice:** You may need advice in respect of a proposed planning application on your new premises.

**Business Rates Advice:** Is the rateable value of your property fair and reasonable? If not you have the right to appeal and whilst the process may seem fairly daunting, to a Chartered Surveyor it is a fairly straightforward exercise.

**Building Insurance:** Is your new building adequately insured? Obtaining an insurance reinstatement cost valuation of your building will ensure that you are adequately covered should the building be destroyed or damaged by unforeseen circumstances.

**Finance:** If you have not already arranged finance to fund the purchase of your property, Roberts & Roberts have numerous funding contacts we can put you in touch with.



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## RENTING A PROPERTY

Why might you need the services of a Chartered Surveyor:

**Rental Valuation:** Prior to entering into a commitment to pay the proposed rent is this rent in line with market rents in the area? Is it fair and reasonable when compared with other buildings? A rental valuation will provide reassurance that the rent you are proposing to pay is considered to be reasonable.

**Schedule of Condition:** Prior to taking any lease it is always advisable to have a schedule of condition undertaken on the building and attached to the lease. This

will limit your repairing liability when your lease comes to an end in the future. Schedules of conditions undertaken by Roberts & Roberts also include a full photographic schedule of the building.

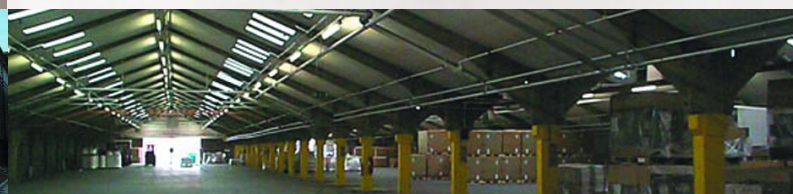
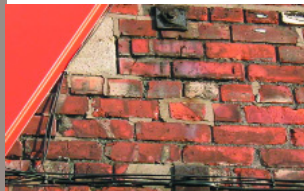
**Advice on Future Rent Reviews or Lease Renewals:** Without taking professional advice how do you know the rent proposed by your Landlord is fair and can be supported by rental evidence.

**Rating Advice:** Is the rateable value of your property fair and reasonable? If not you have the right to appeal and whilst this process may seem fairly daunting, to a Chartered Surveyor it is a fairly straightforward exercise.

**Planning Advice:** You may need

advice in respect of a proposed planning application on your new premises.

**Building Insurance:** Is your new building adequately insured? Obtaining an insurance reinstatement cost valuation of your building will ensure that you are adequately covered should the building be destroyed or damaged by unforeseen circumstances.



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