



**Roberts & Roberts offer a wide range of professional services in respect of commercial property**

- Valuations & Surveys
- Sales & Lettings
- Business Rates Appeals
- Property Management & Rent Collection
- Rent Reviews & Lease Renewals
- Schedules of Condition & Dilapidation
- Energy Performance Certificates
- Acquisitions

Roberts and Roberts offer a wide range of services to the commercial sector of the property market. The company has practiced in the Greater Manchester area and throughout the United Kingdom for over sixty years and advises clients both locally and nationally in respect of their property portfolios.

### **Valuations for Funding Purposes**

Roberts and Roberts are currently on the panel of a large number of the main lending institutions and can offer a comprehensive valuation for funding purposes. We also undertake valuations for company accounts and various other purposes.

### **Valuations for Probate and Taxation Purposes**

Roberts and Roberts are experienced in providing probate valuations on individual properties and portfolios of properties throughout the North West. We also provide valuations for Inheritance Tax and Capital Gains Tax purposes and will liaise with the client's professional advisers, as necessary, for the benefit of the client.

### **Insurance Reinstatement Cost Valuations**

Roberts and Roberts can provide Insurance Reinstatement Cost valuations to ensure that any individual commercial property or portfolio of properties is adequately insured for reinstatement purposes, should the property be damaged or destroyed by unforeseen circumstances.

### **Pension Fund Valuations**

Our surveyors can provide independent valuations for pension funds which can include both a capital and rental valuation as required by the pension company.

### **Building Surveys**

Roberts and Roberts surveyors can offer a comprehensive survey on any form of commercial property which will go into great detail in terms of the property's construction, reporting both major and minor defects affecting the property, so that the client can fully assess the long term maintenance liability in respect of a building.

- Established in 1947
- Independent Surveyors and Valuers
- RICS Qualified Surveyors
- RICS Registered Valuers
- £2,000,000 Professional Indemnity Insurance
- Competitive fees
- Extensive Local Knowledge

## Sales & Lettings

Roberts and Roberts offer a free initial appraisal to any party wishing to consider a disposal of their commercial premises by way of a sale or letting, whether it be retail, office, industrial or investment property. Roberts and Roberts can advise on the best form of disposal to achieve the client the best price for their building. We also offer comprehensive advice as the transaction proceeds.

## Advice on Business Rates

Roberts and Roberts have a large number of retained clients who they advise in respect of their business rates liability.

This includes appealing against individual assessments to reduce the overall liability of the individual client. Additional advice can also be provided to limit the clients overall responsibility in connection with rates payable including advice on empty property rates.

## Property Management & Rent Collection

Roberts and Roberts has a Property Management Department, which can provide both a rent collection service and a full property management service, as required by the individual client. Computer generated statements of income and expenditure can be provided on a monthly, quarterly or annual basis.

## Rent Reviews and Lease Renewals

Roberts and Roberts Surveyors are experienced in dealing with rent reviews and lease renewals both for Landlords and Tenants. They also have experience in dealing with a wide range of commercial premises throughout the North West.

We are also experienced in Third Party submissions and Court proceedings if an amicable settlement is not possible between Landlord and Tenant.

## Schedules of Condition & Dilapidation

Our surveyors can produce Schedules of Condition to protect a tenant when they are taking a new lease. These reports can also include a photographic schedule of the premises, outlining all major items of disrepair. In addition Schedules of Dilapidation can also be prepared for Landlords, to ensure that an outgoing Tenant fully meets their repairing obligations under the terms of their lease.

## Energy Performance Certificates

Our RICS qualified staff can provide Energy Performance Certificates on individual premises or portfolios of properties.

## Expert Reports for Court

The directors of Roberts and Roberts have extensive experience in the commercial sector of the property market and are well versed in providing reports for Court proceedings, whether these reports be for matrimonial, professional negligence or other forms of litigation.