

Commercial Property

practical property professionals



PROPERTY

Professional Work

Valuation

The JHWalter Valuation Team has RICS Registered Valuers reporting on all market sectors. Through careful analysis of market data, we deliver measured advice on value, risk and opportunity for bank lending, probate, portfolio revaluation and accounts.

Rent Review & Lease Renewal

Modern leases of any length provide for regular rent reviews. The lease will set out the basis of review, usually to Open Market Rental Value. It is important that landlords and tenants seek advice at an early stage to ensure that effective action is taken.

For a landlord, this is an opportunity to maximise return and increase capital value while a tenant must be careful to minimise cost to their business. It is important for both parties to be professionally advised.

In the main, commercial tenants have the right of lease renewal under the Landlord and Tenant Act 1954 subject to the landlord's right to oppose a renewal on the grounds of substantial breach of the lease, redevelopment and occupation by the freeholder. Well in advance of lease renewal, the landlord should consider when to trigger a lease renewal through a Section 25 notice and tenants should consider their options by taking advice about a Section 26 notice.



With a fully analytical approach to assess lease terms, the features of the property and market comparisons, our surveyors are best placed to ensure that rent and lease terms are agreed to the best advantage of our clients. Where a negotiated settlement is not possible, they have the grounding to prepare submissions to arbitrator or independent expert in rent review and to Court or PACT (Professional Arbitration on Court Terms) for lease renewal.

Litigation Support & Expert Witness

Our independent, expert valuers and surveyors support litigation on property

issues, including retrospective valuation, assessment of loss and dilapidations.

We can support our opinions through robust methodology and practical experience to prepare reports under Civil Procedure Rules (CPR) on the conduct of valuations, sales, lettings and surveys as well as boundary disputes.

For further information please contact



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Where do we work?

Our patch for commercial property extends to the counties of Lincolnshire, Nottinghamshire, North Lincolnshire, North East Lincolnshire, South Yorkshire, Rutland, Leicestershire and Northern Cambridgeshire.



PROPERTY

Agency

Sale

Independent, well informed and professional advice on commercial property sales. We have expertise to pitch asking prices to maximise return while remaining realistic. We will help prepare the property for sale and suggest how to add value through planning, lease restructuring and quality marketing material. We can offer all routes to market including private treaty, tender and auction.

Auction

The County Property Auction by JHWalter has a proven opportunity to secure a binding sale of commercial property in a short marketing period. It is a long established, transparent and rapid market place for a diverse range of property.

Lettings & Assignment

Promoting property to secure new occupiers with advice on lease terms, tenant strength and market trends. JHWalter has the technical understanding to maximize return and reduce risk for landlords and existing occupiers.



Acquisition

Market knowledge to seek out the right property for occupiers, developers and investors. We specialise in assessing the options in available properties both on and off the market and negotiating the best terms for the purchaser, tenant or option to purchase.

For further information please contact



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Planning

In house planning consultancy to add value to property assets for disposal, site assembly and development with supporting services on historic buildings, archaeology, ecology and environmental impact.

We have wide experience of commercial development planning applications including housing development land from bespoke single plots to several hundred houses,

conversions to rural offices, permitted development changes, new build factory buildings, airfield buildings and vehicle showrooms. We also provide advice on flood risk, drainage, highways and associated requirements.

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Architectural Services

A tailor made service specific to client needs for design, planning, building regulation compliance and structural details.

As well as providing vital support to our planning consultants, our in house architectural team can provide a full planning

and design service that is tailored to your specific needs. Whether it be commercial or residential we can take your project through the pre-construction phase from concept/design, through the planning process then onto detailed design and obtaining Building Regulations Full Plans Approval. This provides you with all you need to progress with confidence into the construction phase.

For further information please contact



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Meet the JHWalter Commercial Team...



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PROPERTY

- Agency
- Residential Property
- Commercial Property
- Farms & Farmland
- The County Property Auction
- Valuation
- RICS Home Survey
- Compulsory Purchase
- Compensation
- Expert Witness
- Landlord & Tenant
- Rent Review & Lease Renewal

BUSINESS

- Rural Landlord and Tenant
- Tenancy Succession
- Surrender & Purchase
- Dispute Resolution
- Contract Farm Management
- Budgeting & Forecasting
- Feasibility Study
- Grant Funding
- CAP & Environmental Policy
- Business Succession Planning
- Farm Stock Valuation
- Machinery Valuation & Auction

PLANNING

- Residential / Rural / Commercial
- Pre-Planning Advice
- Planning Application
- Section 106/278 Negotiation
- Appeal / Public Inquiry
- Enforcement Action
- Lawful Development Certificate
- Strategic Master Planning
- Development Appraisal
- Environmental Impact Assessment
- Flood Risk & Drainage
- Archaeology / Heritage Service
- Architectural Design Service
- Low Carbon Building

ENERGY

- Wind Generation
- Anaerobic Digestion
- Biomass
- Ground & Air Source
- Heat Pump
- Solar Energy from PV
- Solar Thermal
- Hydro Electric
- Renewable Heat Incentive
- Energy Saving

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