

## New from Pinders for the New Year

### ⊙ New for leasehold businesses

For smaller leasehold businesses, a formal valuation may not be required but a thorough and detailed understanding of the sustainability of the future trade is vital. Just like our full valuation reports, this new report contains:

- ⊙ comment upon the condition and suitability of the premises,
- ⊙ comment upon the lease and market rent,
- ⊙ analysis of accounts, VAT returns and management records,
- ⊙ a Current Trade Assessment and
- ⊙ a Projection reflecting your client's proposals for the future.

In fact, everything but the valuations.

### ⊙ And, for freehold properties

For our clients who just want to know what the business premises are worth as a vacant property, we are happy to provide freehold valuation reports, reflecting the potential use of the unit, rather than the existing trade.

*The prices of these two reports are shown on the following page*

### ⊙ New style report with extra features

We haven't ignored our full appraisal & valuation reports and the New Year will see a new style Pinder Report, with additional features and user-friendly format.

### ⊙ Electronic report

We appreciate the increasing desire to transfer all or part of our reports electronically between the various parties involved in any loan application and we are now able to issue security protected reports, including photographs, maps and site plan, by e-mail. This will allow clients to start work on the reports within minutes, rather than days of completion, discuss any aspects with us and share the contents with lenders, solicitors and borrowers.

### ⊙ Guaranteed recorded delivery

We are always looking to improve our service time and would encourage all our clients to use the e-mail service. We send out all our reports by first class post or Document Exchange but, where greater urgency exists, please ask for despatch by guaranteed special delivery.

### ⊙ Building Surveys

We have recently expanded our team of chartered building surveyors, increasing our capacity to undertake building ("structural") surveys across the UK. A 10% discount is given to all such surveys if instructed in connection with any of our appraisal or valuation reports.

**To discuss any of our services please contact our team on 01908 350500**

## Fees for Leasehold Appraisal Reports or Freehold Vacant Possession Valuations

Asking price or estimated market value

Less than £50,000	£500 (+VAT)
£50,001 - £75,000	£550 (+VAT)
£75,001 - £100,000	£600 (+ VAT)
£100,001 - £150,000	£650 (+VAT)
£150,001 - £175,000	£700 (+VAT)
£175,001 - £200,000	£750 (+VAT)
£200,001 - £250,000	£800 (+VAT)
£250,001 - £300,000	£850 (+VAT)
Over £300,001	Please call to agree a fee

# PINDERS

contacting us

**01908 350500**

E-mail: [info@pinders.co.uk](mailto:info@pinders.co.uk)

Web: [www.pinders.co.uk](http://www.pinders.co.uk)

