



KALEIDOSCOPE PROPERTY CONSULTING LIMITED

30 MINUTE CRASH COURSE TO HELP YOU AVOID MAKING
SOME COSTLY MISTAKES ON YOUR WAY TO ACHIEVING
COMMERCIAL PROPERTY SUCCESS



**INTRODUCTION
&
WELCOME**



WHO ARE YOU ?



WHO ARE YOU ?

Tiny Computers £450m t/o
400 units

Jessops 250 units

Niche private practices



WHY SHOULD I LISTEN
TO YOU ?



WHY SHOULD I LISTEN TO YOU ?

£ 50m annual rent

£ 1bn capital value



YOUR JUST AN ESTATE AGENT
RIGHT ?



THE COMMERCIAL PROPERTY BUSINESS



2008 AND NOW

Low interest rates

More cash

Less borrowing

relation between income and
capital values



LOCATION
LOCATION
LOCATION

Local Authority plans
Potential infrastructure changes



BUYING CONSIDERATIONS



1 – IT'S A VACANT UNIT OR IS IT?

What happened to the previous tenant ?
Why is the asking price low ?



2 – THE PROPERTY IS SUBJECT TO A COMMERCIAL TENANCY

What type of tenancy ?
Easements, historic rights ?

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are arranged in a circular pattern, creating a sense of height and architectural grandeur. The sky is a clear, light blue. The text is overlaid in white with a thin black outline.

3 - THE LEASE

What does the lease say ?



4 – MEASUREMENTS

Who measured ?
How was it measured ?

5 – HOW HAS IT BEEN VALUED ?

OVERALL ?

NET INTERNAL ?

GROSS INTERNAL ?

LOT SIZE ?



THE DIFFERENT ASSET CLASSES

Use Classes



MIXED USE PROPERTY

Demolition ?
Planning implications
Refurbishment



SO WHY DO I NEED A SURVEYOR THEN ?

Get the right advice

Due diligence

Manage the process



SUMMARY



CONCLUSION

**GETTING THE RIGHT ADVISORS IS
THE KEY TO YOUR SUCCESS**



**THANK YOU
FOR YOUR TIME
BOOK YOUR FREE INITIAL
TELEPHONE CONSULTATION
NOW
CALL
020 3727 5024**