

Commercial property purchase

A guide for surveyors

Hornbuckle

Introduction

This guide has been created to help a surveyor complete the required documentation and reporting as part of a commercial property purchase using funds in a Hornbuckle pension.

When an individual purchases a commercial property a formal valuation is required before we can proceed. The appointed surveyor must be an independent professional surveyor who is Royal Institute of Chartered Surveyors (RICS) qualified.

If borrowing is involved, the proposed lender may be prepared to accept your surveyors' valuation report. However, in some cases, they may insist on a valuation report from their own surveyor.

It is important that a surveyor is carefully instructed as we have specific requirements to fulfil our obligations. You will find these requirements on the next page. Alternatively, we can instruct a surveyor on an individual's behalf. Failure to include the required information may result in the report not being accepted and the report being returned to you with the request for further and additional information.

We will only ask for additional professional reports if the valuation indicates it is necessary or if there are unusual repairing obligations.




We will accept a prospective lender's instructed report provided it is re-addressed to Hornbuckle Mitchell Trustees Limited.

Checklist for surveyor's report

Important notes about your report

All reports must be addressed to Hornbuckle Mitchell Trustees Limited.

All reports must include:

-  Confirmation that you're a member of the Royal Institution of Chartered Surveyors (RICS) and a RICS Registered Valuer and that you have the appropriate professional indemnity insurance cover for this instruction.
-  Your report to be produced in accordance with the relevant sections of the current RICS Valuation and Professional Standards.
-  The report should be no more than 12 weeks old when submitted.

What we require from the report

- A description of the property and assessment of the condition of the property, including construction of the property with measurements as to the accommodation, calculated in accordance with the current RICS Code of Measuring Practice
- A description of current site use and operations including the name of the occupier and the nature of their business
- Information relating to location, description, existing and intended use of the property
- Market value (subject to the existing lease or based on our standard full repairing and insuring lease and subject to vacant possession)
- A Reinstatement value for insurance purpose
- Confirmation that the property is acceptable to purchase/transfer into the Scheme and also suitable for a mortgage lender
- Complete the RICS Property Observation Checklist
- A location map and boundary plan with photographs of the exterior, interior and any other relevant features
- Any other material matters that you need to bring to our attention
- The estimated market rent

Get in touch with us

If you would like to discuss our property services further, please contact our specialist Property Team on:



propertyps@hornbuckle.co.uk



0131 603 5888*



8am-6pm Monday to Friday



www.hornbuckle.co.uk

Hornbuckle is a SIPP provider and is unable to provide financial advice. Please speak to your financial adviser for advice or further information.

* Calls to this number are charged at the national rate.

Hornbuckle is a trading name of Embark Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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