BA Commercial is an independent property consultancy operating across Cheshire and North Wales. Providing advice for over 50 years, we are the region’s longest established firm of chartered surveyors.
BA Commercial are commercially focussed on completing transactions for clients both large and small.

The firm has been established for over 50 years and is independently owned by its directors who are RICS registered chartered surveyors with unrivalled expertise in each of the main property sectors.
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**Retail**

Our expertise in retail agency is renowned, we have an expert knowledge on this continually evolving market, from single units to shopping centres and retail parks and can provide specialist advice in both city/town centre and edge of town locations.

Our database is substantial from property owners to outstanding retail requirements to enable the potential of each instruction to be maximised.

**Office**

The market in this sector has seen considerable change in recent years becoming more refined throughout Cheshire and North Wales.

Changes in occupier requirements and technology influence the market significantly and our informed approach can assist landlords and tenants alike.

**Industrial**

We are a leading agent in the industrial sector covering individual buildings and whole estates which offer production, storage and warehousing premises.

The significance of the A55 Expressway cannot be underestimated and we act on single units and schemes from Cheshire to North Wales having particular strength in maximising letting and sale opportunities on industrial estates across the region.

**Investment**

Clients range from Local Authorities to property companies and individuals who value our advice and we have assisted in acquiring and selling a full range of opportunities from single buildings to large portfolios across all sectors.

New Pension Regulations have opened up commercial property investments to a wider market via SIPP and SSAS arrangements and specialist agency advice should always be obtained.

**Development & Land**

Based on our knowledge in the region we provide advice to land owners and developers on potential schemes/projects.

We review local planning policies and current legislation with a view to always maximising the value of commercial land holdings.
The following types of work are undertaken by RICS Registered Valuers:

- Loan Security (banks & lending institutions)
- Taxation (inheritance & capital gains)
- Accounts
- Pension Funds
- Insurance Reinstatement
- Transfer (between individual/company)
- Probate
- Due Diligence
- Court evidence/litigation disputes
- Development appraisals

We have long-established relationships with the region's main banks and act as panel valuers for a significant number. We strive to work in a proactive manner to provide informed and added value advice through our attention to detail.

Our fee basis is fair and cost effective and matters are dealt with in a timely manner.
Rent Reviews, Lease Renewals & Business Rates

We offer professional and strategic advice on rent reviews and lease renewals and represent both landlords and tenants.

We examine in detail recent transactions and use this information to the advantage of our clients when conducting negotiations on their behalf. In the unlikely event that the parties cannot agree a settlement we provide reports for arbitration and court disputes.

The implementation of reviews and renewals has often been overlooked in recent years however we strongly recommend seeking up to date professional advice.

With an imminent rating revaluation this significant area of occupier outgoings should be considered and monitored on an ongoing basis. We can advise in respect of the main sectors to make appeals and, in many cases, can achieve significant reductions.

- Loan Security (banks & lending institutions)
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- Probate
- Court evidence & litigation disputes
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BA Commercial have a comprehensive department which deals with clients properties in both commercial and residential sectors. We act for a full range of clients from individuals to property companies throughout our core area.

Our objectives are to maximise asset value through a structured and pro-active approach across all property sectors and have been doing so for many years.

The department works closely with agency colleagues to obtain added value to specific individual properties and portfolios.

Our range of management services can be bespoke and tailored to clients needs but generally covers the following:

- Rent and service charge collection/administration
- Periodic on-site inspections/reports
- Preparation and review of service charge budgets
- Insurance advice to include invoicing and collection, regulated by RICS
- Payment of client outgoings and advice on service contracts
- Financial management and accounts
- Implementation of repairs, improvements and planned maintenance programmes
- Compliance with appropriate regulations affecting landlords and tenants
- Liaison with tenants including consents for alterations and assignments/sub-letting
- Consideration of tenant obligations and preparation of Schedule of Dilapidations
- Overview and advice on refurbishment/redevelopment proposals
We act for owners/landlords and purchasers/tenants in providing tailored advice to ensure a full understanding of the building, or estate, being considered.

In general, this usually results in the preparation of Building Condition reports which range from a full survey to a Specific Defects report.

We understand the complexity of all building related matters and will liaise with fellow professionals to ensure that appropriate advice is provided, whether purchasing a building or entering into a leasehold transaction.

A summary of the main areas of work undertaken by this department is as follows:

- Preparation of Schedules of Condition – an often overlooked document to limit a tenant’s liability to repair. Such Schedules, which normally include detailed photographic evidence, regularly result in significant cost savings to tenants.

- Preparation of interim and terminal Schedules of Dilapidations undertaken for landlords. This can be critically important advice to deal with strategy and to serve a formal Schedule in accordance with RICS Regulations and Protocols.

- Supervision of landlords’ or tenants’ works emanating from the above.

- Assessment of dilapidations liability report. This is often needed on assignment of a leasehold interest or alternatively for balance sheet purposes.

- Advice on Licenses for Alterations.

Building Consultancy

We have specialist surveyors who advise on a wide spectrum of building condition aspects relating to commercial property.

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Contact

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Dilapidations Overview

This remains a significant area of work within the commercial property sector. Our expertise in this field is renowned and we are proud of the significant results we have achieved for landlords and tenants alike in this often complex area.

Landlords and Tenants frequently enter into a lease for a commercial property without any particular regard for its condition at the commencement of the tenancy and no particular strategy to maintain the building in accordance with the repairing provisions in the lease during the period of occupation. Sooner or later, the landlord/tenant relationship will end, usually when the tenant decides to leave. Attention will then focus on the contractual matters arising from termination of the lease, including the condition of the building, and any dilapidations issues which might exist.

A claim for dilapidations at the end of a commercial tenancy relates to a failure to comply with lease covenants and can be a worrying, and often costly, experience for both a Landlord and a Tenant. A "claim" more usually arises at the end of a tenancy and can develop into a dispute when the parties to a lease are unable to agree a suitable resolution. It is important therefore, for both a Landlord and Tenant, to understand the dilapidations process and take care, and advice, to minimise stress, liability and expense.

In the majority of cases dilapidations claims are satisfactorily resolved by RICS qualified surveyors, whether acting on behalf of a landlord or tenant, who are regulated by specific procedures and Protocols. BA Commercial handle many dilapidations cases each year and will be pleased to provide an initial appraisal and advice for landlords and tenants. Our approach is strictly professional and in accordance with RICS Guidelines, in particular, the Dilapidations Pre-Action Protocol which is now a formal guidance.

BA Commercial operate on a fair and constructive fee basis.