

Valuation Report



Address	10, 10a, 12 & 12a Eastway, Sale, M33 4DX
Client	Proplend Security Ltd
Borrower	Umeshkumar Parekh
Date	24 th October 2021
Our Ref	VALL487
Your Ref	SP

Confirmation of Instructions

Bank/Lender/Addressee	Proplend Security Ltd
Borrower	Umeshkumar Parekh
Purpose of Valuation	Secured Lending
Property/Properties	10, 10a, 12 & 12a Eastway, Sale, M33 4DX
Conflicts of Interest	We have previously provided a portfolio report to you dated 27 th May 2021 on this and other properties. This report is effectively an update alongside updated photos following a re-inspection. We do not consider ourselves conflicted.
Inspection Date	15 th October 2021
Valuation Date	24 th October 2021
Valuer	David Cran MRICS RICS Registered Valuer who has sufficient current local and national knowledge of the relevant markets, as well as, the appropriate skills, qualifications, experience and understanding to undertake the valuation competently.
Reviewer	Richard Rafique MRICS RICS Registered Valuer
Professional Indemnity Insurance	Bradley Hall holds appropriate Professional Indemnity Insurance adequate for this instruction as outlined in our Terms of Business which is limited to £5m. This amount shall be an aggregate cap on our liability to all relying parties together.
Confirmation and Standards	We confirm the Valuation and Report has been undertaken in accordance with the RICS Valuation Standards – Global Standards, which incorporate the International Valuation Standards (“IVS”) and the RICS UK Valuation Standards (the “Red Book”), edition current at the Valuation date.
Sources of Information	Generally speaking information within this report has been taken from open government and local authority websites. Some information is obtained internally, and where this is relevant we have made this clear, other information may be taken from subscription websites. We note the following sources which are utilised in most reports: Land Registry, Valuation Office Agency, GOV.UK, Coal Authority, Heritage Gateway, Rightmove, CoStar, Edozo, Creditsafe, BCIS.

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1. Executive Summary

Property Address	10, 10a, 12 & 12a Eastway, Sale, M33 4DX	
Location	Situated just off the main Washway Road in Sale in an established residential area forming part of a parade.	
Description	Overview:	Large corner double fronted retail unit with x2 flats above.
	Accommodation:	Total IPMS2 of 303.63sq m / 3,300sq ft
	Condition:	Good
Planning	Use classes E and C3	
Tenure	Freehold	
Tenancy Overview	Gross Passing Rent	£27,486 per annum
	General Lease terms	Mix of AST and commercial lease
Valuations	MV1 – tenanted	£495,000 (Four Hundred and Ninety-Five Thousand Pounds)
	MV2 – tenanted and 90 day marketing period	£405,000 (Four Hundred and Five Thousand Pounds)
	MV3 – vacant possession	£405,000 (Four Hundred and Five Thousand Pounds)
	Market Rent	£41,800 per annum (Forty-One Thousand Eight Hundred Pounds per annum)
	Insurance Reinstatement Cost	£600,000 (Six Hundred Thousand Pounds)
Sales Profile	Likely Purchaser Market	Investor
	Timescale to Sale	6 to 12 months
	Timescale to Let	3 months for flats up to 12 months for retail
Strengths	<ul style="list-style-type: none"> Fully let mixed use investment Mostly well presented 	
Weaknesses	<ul style="list-style-type: none"> Some flats would benefit from redecoration Generally low value area 	
Opportunities	<ul style="list-style-type: none"> None save for minor refurbishment 	
Threats	<ul style="list-style-type: none"> Ongoing uncertainty caused by Covid19 Ongoing threat of tenant failure due to the pandemic Poor asset management resulting in longer term adverse impacts on realisations 	
Lender Action Points	<ol style="list-style-type: none"> A full Report on Title should be obtained Confirmation of no onerous clauses ore repair clauses in respect of shared parking and rear access road ownership Verify our understanding of the leases and tenancy agreements An asbestos survey is required A mining search should be obtained unless already held EPC's for the flats are required 	
Regulated Mortgage	In our opinion more than 40% of the total area of the property, being taken as security, is occupied as residential accommodation. However, this is to be occupied by 3 rd parties and not your borrower.	
Economic Life	25+ years, subject to ongoing programme of maintenance and repair	
Suitability for Security	Yes - subject to the report commentary	

2. Location

City/Town

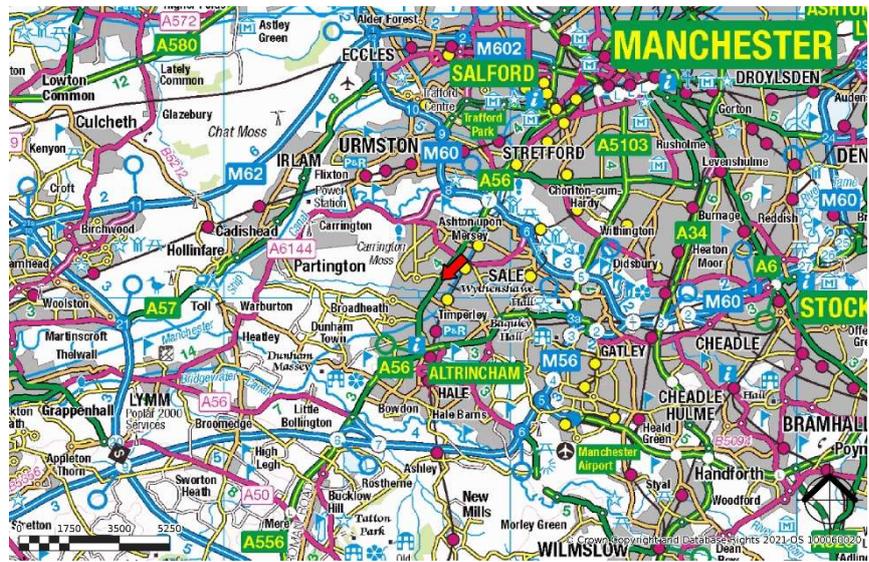
Sale is a large town in Trafford, Greater Manchester within the historic boundaries of Cheshire, now acting mostly as a commuter town.

Demographics

Sale Population – 135,000

Distance to key areas

Location	Miles
Sale	1.5
Manchester	6.5



3. Situation

Locality

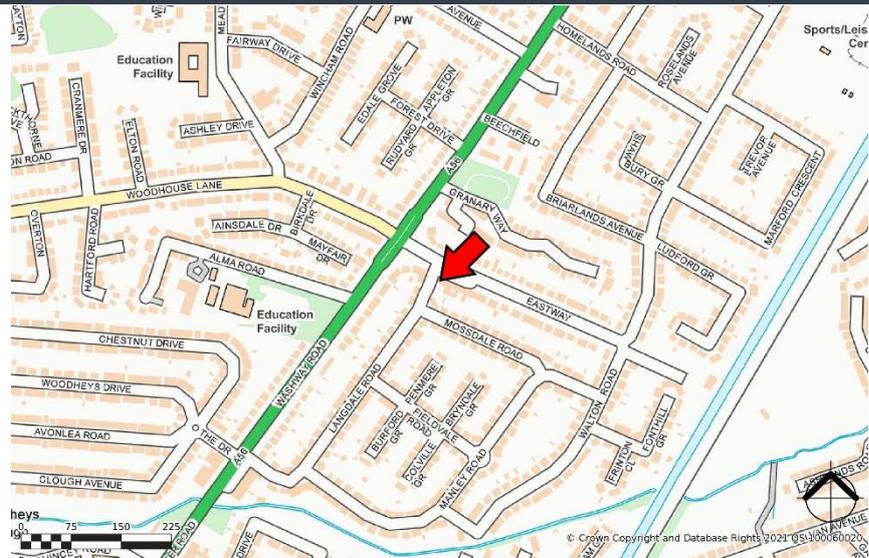
Situated on busy retail parade just off main Washway Road in relatively high value residential area.

Type of area

Reasonably high value residential district acting as a commuter town to nearby Manchester/Salford.

Neighbouring occupiers

Mix of retail and residential.



4. Site

Land Registry Title No.
10 Eastway - GM707333
12 Eastway – GM184987
Tenure
Freehold
Transaction History
Not listed
Site Area
609sq m / 6,555sq ft
Description of site and coverage
Appears to include road to front and yard to rear, assume no onerous repair clauses, to be reviewed by our legal advisors.



Note: A full Report on Title should be obtained by way of confirmation of the tenure position and we recommend that your legal advisors confirm our understanding of the lease terms as reported.

5. Description and Construction

Description	Substantial corner convenience store with 2 first floor apartments.
Approximate Age	1920's
Construction	Brick elevations, likely cavity, with mostly timber but some upvc windows. Pitched and tiled roof with floors being a mix of solid and suspended timber.

Front Elevation



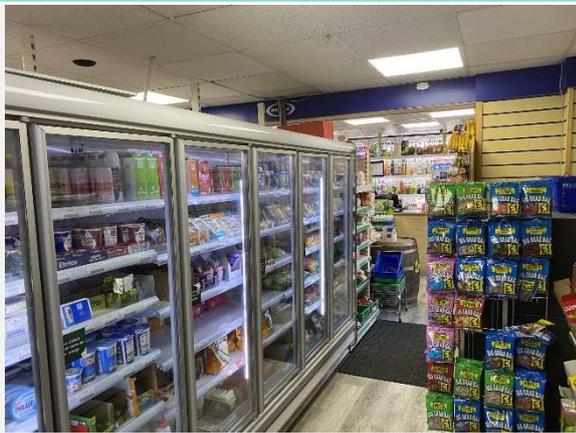
Rear Elevation



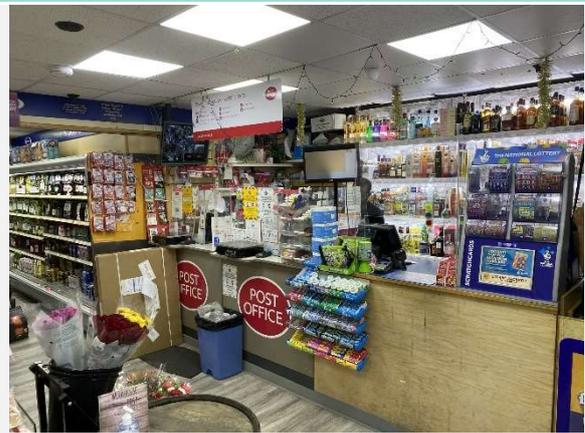
Services	Water	Mains
	Gas	Mains
	Electricity	Mains
	Lighting	Standard residential, diffused downlighting to shop
	Sewers and Drainage	Mains
	Heating	Gas fired to flats, none to shop
	Other	

Accommodation	Shop – NIA – 142.39sq m / 1,533sq ft
	Rear stores NIA – 30.25sq m / 326sq ft
	Flat above shop – GIA – 61.40sq m / 661sq ft
	12 (flat) – GIA – 91.79sq m / 988 sq ft
	Total IPMS2 (not total of above) – 306.63sq m / 3,300sq ft

Shop



Shop



Rear Stores



Flat 12a



Measurement Type and Source of Areas

The floor areas have been measured on site and stated with reference to the current edition of the RICS Code of Measuring Practice.

Condition and Repair

Shop is reasonable but dated.
 The flat above the shop needs a full programme of maintenance and repair.
 We noted damp in number 12 due to poor guttering which will need repairing.
 Timber windows to the front at first floor level all need replacing.

Restriction on Inspection

Although we have inspected the property we have not carried out a structural survey, nor have we inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from rot, beetle or other such defects.

For the purpose of this Report we have assumed such parts to be in a good repairing condition. This Report however will not purport to express an opinion about or to advise on, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

For the purposes of this Valuation we have assumed that the property is free of all structural, latent and other defects and we have only had regard to items of disrepair that were patent and significant at the time of our inspection and would materially affect the Market Value. No allowances have been made for any rights, obligations or liabilities which might arise under the Defective Premises Act (1972).

6. Environmental Enquiries

Are there any signs of ground contamination?	No	Long standing retail and residential area, unlikely to adversely impact value.		
Asbestos	No Report	An asbestos survey is a legal requirement and one should be undertaken. We have valued on the assumption that no matters requiring urgent/costly action will be identified.		
Radon	Not Affected	If radon gas is identified, then remedial works can normally be carried out at a cost that would not be material to our valuation advice.		
Adverse ground conditions	No	We did not note any adverse ground conditions.		
Flood Risk	Zone 1	We have assumed that full insurance cover is available in respect of flooding risks and this should be confirmed.		
Is the property within a mining area?	Yes	The property is situated in an area affected by coal mining. We would recommend a coal mining search is carried out, prior to lending.		
Invasive Species	Not Present	Most species are very difficult to identify at certain times of the growing season or if cut back. We are not experts in this sector.		
Has an EPC been prepared for the property?	Yes	Address	Rating	Expiry
		10 - 12 Eastway, Sale, M33 4DX	B	27 th February 2030

7. Statutory Enquiries

Local Planning Authority	Trafford Metropolitan Borough Council
Planning Permission	Only recorded planning relates to retrospective permission for installation of a cash machine which was granted in 2020. We assumed established C3 and E class use.
Listed Building	Not listed
Conservation Area	No
Local Development	We are not aware of any development proposals for the immediate area that may have an adverse effect upon the property.
Access	The property is accessed directly from Grimshaw Lane, and this is an adopted highway and thus responsibility for repairs and maintenance is the responsibility of the local authority.
Licensing	n/a
Equality Act	We considered the implications of the EA 2010 when inspecting the property and believe that the design and layout may not comply with this legislation owing to the age and nature of the building.
Fire Safety	We recommend the Client obtains a copy of the report should one exist. If one does not exist, we would recommend that one is commissioned and that it is adhered to fully. The valuation assumes that if an FRA has not been carried out the property does, or could easily, comply with The Regulatory Reform (Fire Safety) Order 2005, and that the cost of adaption would not be valuation significant.
Building Regulations or Warranties	Where applicable, we assume that all building regulations have been adhered to and signed off by a building inspector. We also assume that any building warranties have been provided and are reliable upon by applicant, lender and any future purchaser.

Rateable Value

Address/Unit	Description	Rateable Value
10 - 12 Eastway, Sale, M33 4DX	Shop and premises	£16,250

Council Tax

Address/Unit	Council tax Band
10a Eastway, Sale, M33 4DX	A
12a Eastway, Sale, M33 4DX	A

8. Market Commentary

UK Market

The UK economy shrank by 9.9% in 2020, the largest annual contraction for 300 years. However, a double-dip recession looks to have been avoided, with GDP growth of 1% in the final quarter ahead of most economists' predictions. The Office for National Statistics' quarterly figures showed the services sector grew by 0.6%, production by 1.8% and construction by 4.6% in 20Q4, although output in all three industries remained below pre-pandemic levels.

The easing of government measures in the run-up to Christmas was reflected in monthly GDP figures, with GDP growing by 1.2% in December after falling by 2.3% in November. Much of December's gain was driven by accommodation and food services, although quarterly output in food and services remained weak for the fourth quarter overall. Extra support has been provided to mitigate the economic damage. The furlough scheme has been extended until April 2021 in a bid to curb further rises in unemployment (the unemployment rate rose to 5% in the three months to November 2020), while the Bank of England announced another £150 billion of quantitative easing in November.

Renewed lockdown measures post-Christmas are likely to result in a negative outturn in the first quarter of 2021, although the successful vaccination programme should lead to a consumer-spending-led recovery thereafter. On 19th January, Oxford Economics revised its 2021 GDP forecast downwards to reflect the impact of the third national lockdown. The firm expects the economy to grow by 5.4% this year, down from the 6% previously expected, with growth of 5.8% forecast for 2022. Total employment is predicted to decline by 2% in 2021, equating to a further 700,000 job losses, before rebounding by 2.7% in 2022.

Sector Performance

The retail market has and continues to perform poorly. The frequent lockdowns over the last 15 months has resulted in a substantial number of tenant failures across the spectrum from national occupiers to individual one off shop owners. Even sectors whereby they were permitted to open have shown substantial losses.

There has been a fall in transactions within the secondary retail market whilst landlords seek to shore up rental incomes and lenders have been reasonably relaxed with allowances of interest or mortgage holidays. It is anticipated that as the year moves on and landlords look to re-let assets many more will come to market and it is expected capital values will be substantially lower than pre-pandemic.

The subject units are all split between commercial and residential and this diversification of income will continue to make the units appear attractive to investors with the residential income representing roughly 35% of the total portfolio income. Even so, with the lack of good recent transactional evidence the lender should be aware there is an element of **valuer uncertainty** associated with our assessment.

9. Tenancies and Occupational Interests

Tenancy Overview

Shop and flat above – Let on 2 leases to expire October 2021 total passing rent of £17,286
12 (flat) – To expired March 2024 passing rent £10,200 (£850pcm)
Total - £27,486

Covenant Analysis

All units occupied by effectively local covenant strength occupiers, which is common for units of this type and in this location.

10. Valuation Evidence and Definitions

Market Rent	The RICS definition of Market Rent is <i>“the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”</i>
Market Rent assumptions	Market Rent is defined as "the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. “
Market Value	The RICS definition of Market Value is <i>“the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion.”</i> Market Value is understood as the value of an asset or liability estimated without regard to costs of sale or purchase, and without offset for any associate taxes.
MV1 – assumptions	Subject to tenancies as detailed within the report and reasonable period of marketing and phased sales.
MV2 – assumptions	Subject to tenancies as detailed within the report and phased sales with a special assumption that units are disposed of within a 90 day marketing period.
MV3 - assumptions	Subject to reasonable marketing and phased sales with a special assumption that all of the units are vacant.
Valuation Methodology	We have utilised the comparable/investment method of valuation when assessing this property. We may have used other methods as a sense check or in conjunction with our approach. This has been made clear within our assessment.

11. Valuation Commentary

Comparables

Market Rent

1. 10 North Parade, Sale – Retail unit let November 2019 in suburban location, used as a pharmacy. Let at £15,660 headline rent reflecting £18.89psf.
2. 20 Cross Street, Sale - £12,500 headline rent for shop with storage above let in September 2020. £14.20psf.
3. Old Hall Road, Sale – 2 bedroom flat above retail unit in nearby location, comparable size to smaller unit available for £625pcm.
4. Ashton Lane, Sale – 2 bedroom flat, much smaller than comparable units, well presented in former local authority block. Available at £795pcm.

Market Value

1. 6-8 Washway Road, Sale – Main road retail with residential upper investment. Sold July 2019 for £140,000 reflecting net 9.68% yield.
2. 154 Northenden Road, Sale – retail unit forming part of a parade sold in May 2020 for £263,000 reflecting 5.25% net yield but part vacant with 8.3% net reversionary yield.
3. 146 Cross Street – retail unit, no residential, sold February 2020 for £387,500 reflecting £134.32psf. Poorer condition than subject property or a 9% net yield against estimated rental value.

Applied Values and Yields

We consider the let flat to reflect market rent (£850pcm) in line with the above and reflecting its size and quality being a duplex with small private garden area. The flat currently linked to the shop has been assessed at £675pcm reflecting its smaller size and unusual layout with 2 rooms having no windows.

The shop has been assessed at £15psf in line with the middle of the above range to produce a total passing rent at as reported below.

Sale is a high value and in demand locality with limited opportunity for investment purchases. In addition the shop use would be attractive due to the residential area surrounding.

We have applied an 8% yield against the residential units and a yield at 9% against the term (expires in October) and 10% reversion allowing for void holding costs during a reletting period which produces the below reported valuation.

Our assessment reflects an overall low yield reflecting the low passing rent at 5.28% but a reversionary yield more in line with the above evidence at 8.04%. The assessment at £495,000 breaks back to £150psf against the IPMS2 of the property which is also supported by the above evidence.

MR	£41,800 per annum (Forty-One Thousand Eight Hundred Pounds per annum)
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MV1	£495,000 (Four Hundred and Ninety-Five Thousand Pounds)
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Special Assumption Valuations

MV2	Under this scenario we have moved the yields out by 1% producing a substantially reduced assessment.
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Value	£405,000 (Four Hundred and Five Thousand Pounds)
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MV3	We have deferred income for 12 months under this scenario producing the below reduced assessment.
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Value	£405,000 (Four Hundred and Five Thousand Pounds)
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12. Valuation Summary

MV1	£495,000 (Four Hundred and Ninety-Five Thousand Pounds)
MV2	£405,000 (Four Hundred and Five Thousand Pounds)
MV3	£405,000 (Four Hundred and Five Thousand Pounds)
MR	£41,800 per annum (Forty-One Thousand Eight Hundred Pounds per annum)
Reinstatement	£600,000 (Six Hundred Thousand Pounds)
Security for Loan	In our opinion, subject to the comments and assumptions contained below and elsewhere in this Valuation Report, the Freehold interest in the Property provides reasonable security for the purposes of a loan over a period of 25 years (subject to the adequacy of capital and income cover). This is without opinion as to the commercial decision to lend, which remains with the Bank.

13. Compliance and Sign Off

Compliance

This report has been prepared in accordance with Royal Institution of Chartered Surveyors (“RICS”) Valuation – Global Standards January 2020 (incorporating the International Valuation Standards).

Professional Indemnity Insurance

Bradley Hall holds appropriate Professional Indemnity Insurance adequate for this instruction as outlined in our Terms of Business which is limited to £5m. This amount shall be an aggregate cap on our liability to all relying parties together.

Assumptions

We have made various assumptions including but not limited to tenure, letting, town planning, build costs, environmental factors, condition and repair

If any of the information or assumptions on which the valuation is based are subsequently found to be incorrect, the valuation figures may also be incorrect and should be reconsidered.

Variation from Standard Instructions

None

Verification

We recommend that before any financial transaction is entered into based upon this valuation, you obtain verification of the information contained within our property report and the validity of the assumptions we have adopted.

We would advise you that whilst we have valued the Properties reflecting current market conditions, there are certain risks which may be, or may become, uninsurable. Before undertaking any financial transaction based upon this valuation, you should satisfy yourselves as to the current insurance cover and risks that may be involved should be uninsured loss occur.

Independence

We confirm that Bradley Hall, and their valuers, have not had any involvement with the Properties or the client in the last two years.

Capacity of Valuer

External

Valuer

The property/properties has/have been valued by a valuer who is qualified for the purpose of the valuation in accordance with RICS Appraisal and Valuation Standards.

Reliance

This Report and Valuation is for the use of the party to whom it is addressed (the “Addressee”), as per the Confirmation of Instructions section of this Report, for the specific purpose set out herein and no responsibility is accepted to any third party for the whole or any part of its contents.

Publication

Neither the whole nor any part of our report nor any references thereto may be included in any published document, circular or statement nor published in any way without prior written approval of the firm and consent in which it will appear.

Inspecting Valuer:	David Cran MRICS RICS Registered Valuer For and on behalf of Bradley Hall
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Reviewing Valuer:	Richard Rafique MRICS RICS Registered Valuer For and on behalf of Bradley Hall
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Appendix 1 – Report Assumptions, Disregards, Compliance and Regulation

Tenure

It is assumed that the title to the property is as described and as referred to in this report and that the property has a good and marketable title to the estate or interest which we have valued. Unless indicated to the contrary, title deeds and/or lease documents have not been inspected or seen. Any interpretation of the leases and other legal documents and any legal assumptions are given in the capacity as valuers and must be verified by a suitably qualified lawyer if they are to be relied upon.

It is assumed that the property is not subject to any unusual or especially onerous covenants, easements, rights of way, restrictions, encumbrances or outgoings which might affect the valuation or which might prevent all or part of the property from being properly used (whether in its own right or, if relevant, in connection with the business). We have assumed that the property has lawful and proper direct access from a publicly maintained highway without payment of any fee or contribution.

All Leases are assumed, unless otherwise stated, to have been drawn up in a fully assignable standard commercial format protected under the Security of Tenure provisions of the Landlord & Tenant Act 1954. We also assume that there are no outstanding dilapidation or other obligations and that the normal forfeiture clauses apply in the event of non-payment of rent, breach of covenant, bankruptcy etc.

We assume that your solicitors will prepare a Report on Title which will confirm the above assumptions. If this does not confirm the title assumptions made or highlights the existence of easements, restrictive covenants etc., then this may alter the Valuations reported.

Inspection and Site Conditions

In preparing the Report regard has been had to the apparent state of repair, construction and condition of the property, taking into consideration major defects which are obvious in the course of a visual inspection of so much of the exterior and interior of the property as is accessible at the time of inspection with safety, and without undue difficulty. During the course of the inspection, we have viewed those parts of the property as can be seen whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels, which we consider reasonably necessary to provide the Report, having regard to its purpose.

We have not examined those parts of the property which are covered, unexposed or inaccessible, or to raise boards, inspect woodwork, move anything, or use a moisture detecting meter. Neither shall we have a duty to verify the existence of and/or arrange for the testing of plant and equipment, including but not limited to electrical, heating, drainage or other services, service installations and appliances which, unless indicated to the contrary, have been assumed to be in a working and serviceable condition. We are unable test the adequacy or otherwise of any private drainage system or water supply.

Where further investigations are recommended in relation to the repair or maintenance of the property, unless indicated otherwise, these should be undertaken by a Chartered Building Surveyor. Whilst our Valuations take into account the general appearance of the property, we have made the clear assumption that no significant property defects of a capital nature will be identified. If this is not the case, then we would wish to review the Valuation advice provided, upon receipt of a fully costed schedule of the required work.

Unless otherwise stated, any signs of structural movement within the property are assumed to be of an historic and non-progressive nature. If the property is of architectural or historic interest, or listed as such, or is in a Conservation Area or of an unusual construction, appropriate specialist advice should be sought before carrying out works.

Measurements

Where given, any floor areas and dimensions are taken from inspection unless otherwise specified and are approximate measurements only. Areas quoted are calculated in accordance with the RICS professional statement, RICS property measurement 2nd edition, February 2018 (effective from 1 May 2018), unless the Client has instructed otherwise or a reason for departure has been indicated within the report. We have no knowledge of any responsibilities for fencing or of any boundary disputes or claims and legal advice should be sought in this respect. Site areas quoted are not derived from a physical site survey and are approximate unless otherwise indicated

Environmental Health

We have assumed that no contaminative or potentially contaminative uses have ever been carried out in or adjoining the Property. Unless otherwise stated, we are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the Property and which may draw attention to any contamination or the possibility of any such contamination. Should it be established subsequently that any contamination seepage or pollution exists at the Property or on any neighboring land, or that the Property has been or is being put to a contaminative use, this might reduce the values reported.

Equality Act

For valuation purposes we have assumed that no significant costs of a capital nature are required to comply with this legislation. Should this not be the case then we may wish to review the valuation opinion provided, upon receipt of a costed schedule of the required actions, provisions or works.

Fire

New UK Fire Regulations came into force on 1 October 2006. Full details can be found at www.opsi.gov.uk/si/si2005/20051541.html The business "occupier" of any commercial premises, as the "responsible person", now has a primary duty to carry out a Fire Risk Assessment, to act on its findings, to implement a fire safety policy and to train staff appropriately. We have not inspected the relevant fire safety policy documentation and we assume that solicitors will verify that the property/business is fully compliant with the findings of a competent Risk Assessment.

Planning

We have made website enquiries of the local planning authority and have relied upon the information given to us. In the event that more or differing information comes to light following a more detailed planning search then we reserve the right to amend our valuation accordingly. For Valuation purposes we have assumed that there are no outstanding planning issues, and no undue restrictions on the current/proposed business format.

Licensing

The provisions of the Licensing Act 2003 are now in force and appropriate new-style 'Premises' and 'Personal' Licences as issued by the Local Authority should be in place. Such Licences have been assumed to be in place for Valuation purposes. Unless otherwise stated, we have also assumed that there are no onerous conditions or undertakings that affect the licence(s).

Energy Performance Certificates/ Energy Act 2011

In England & Wales, from October 2008, the sale, letting and construction of all residential and commercial property requires the provision of an Energy Performance Certificate (EPC). On 18 October 2011 the Energy Bill became the Energy Act 2011. The Act includes a provision to ensure that from 1 April 2018 it will be unlawful to rent out business premises to new or renewing tenants that do not reach a minimum energy efficiency standard. In February 2015 the Government confirmed that this minimum rating will be E and the new rules will be extended to cover all leases by 1 April 2023.

With effect from 6 April 2012 an EPC has to be made available prior to marketing. The EPC rating may therefore have an effect on values where those properties with F and G ratings become less marketable if they require material levels of expenditure in order to upgrade to an acceptable rating.

The Energy Act also provides that from April 2016, private residential landlords will be unable to refuse a tenant's reasonable request for consent to energy efficiency improvements where a finance package, such as the Green Deal and/or the Energy Company Obligation (ECO), is available. The Act further provides powers to ensure that from 1 April 2018, it will be unlawful to rent out a residential property that does not reach a minimum energy efficiency standard of E and this will be extended to all leases in 2020.

Asbestos

Under the Control of Asbestos Regulations 2002 (as amended in 2006 and 2012) it is necessary for property owners/occupiers to undertake an inspection for asbestos in all non-domestic properties (to include common parts of shared residential dwellings). Following this exercise there are a number of requirements, including the need for an asbestos management plan to be drawn up and implemented. For valuation purposes we have assumed that no significant costs of a capital nature have/will be identified as part of this investigation process. Should this not be the case then we may wish to review the valuation opinion provided, upon receipt of a costed schedule of the required works.

Flooding

If we have indicated that the Property is located within an area that could be affected by flooding then an enquiry should be made of The Environment Agency to ascertain whether or not there is any history of flooding affecting the Property. For valuation purposes we have assumed that there is no such history and that full insurance cover in respect of flooding risk is available, without payment of an excessive premium.

Landslip / Subsidence

Unless otherwise stated, we are not aware of any evidence of subsidence, heave or landslip at or in the vicinity of the property and have assumed that no such problems exist and that, in any event full insurance cover would be available in respect of all associated risks. We confirm that we have not made any detailed investigations in this regard.

Radon

The National Radiological Protection Board, which merged with the Health Protection Agency on 1 April 2005, to form its new Radiation Protection Division, has identified the areas in which, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended.

If we have indicated that the subject property is situated within such an area, we recommend the use of the relevant test and result service, which is available from the Health Protection Agency. We have provided our Report on the assumption that radon is not detectable at a level which would require remedial action.

Invasive Species and Japanese Knotweed

There are 36 non-native invasive species defined by The Wildlife and Countryside Act 1981, (amended in April 2010); section 14 of the act details the law relating to the introduction of new species and Schedule 9 lists those plants classified

as non-native invasive species. Many invasive plants are of limited importance in the context of value, while most are not commonly identifiable to those who are not experienced botanists.

The most deleterious non-native invasive species is Japanese Knotweed due to its destructive influence on built structures and the difficulty and cost of eradication. Due to the cost of eradication, attempts can be made by owners/vendors to disguise the presence of this plant by removal of surface vegetation and the covering of surfaces with ornamental materials or landscaping features; we have not undertaken an intrusive inspection in this regard. We recommend that enquiries are made of vendors/owners at the legal due diligence stage, when an undertaking should be sought that no infestation of Japanese Knotweed has been experienced at the property.

At the time of inspection, where non-native invasive species have been identified at the property or within the local area, we have detailed the nature of such infestation, its location and a recommended course of action. In the absence of any features which would clearly identify any invasive species our Report is provided on the assumption that no invasive species are present to a level which would require remedial action.

Basis of Value

The Royal Institution of Chartered Surveyors considers that the appropriate basis of value to be used for all valuations or appraisals undertaken for secured lending is 'Market Value'. Market Value is defined as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion". Market Value is understood as the value of an asset or liability estimated without regard to costs of sale or purchase, and without offset for any associated taxes.

Any special assumptions made in calculating the Market Value will be agreed with the Client in advance and referred to within the Report. Any other bases of valuation considered appropriate in individual instances will be detailed separately. The Royal Institution of Chartered Surveyors defines Market Rent as "the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Market Rent within our Report, unless otherwise stated, will be assessed upon the assumption that the property is fit for occupation, no premium is required and there are no tenant incentives. It will also assume a new, standard full repairing/insuring commercial lease, without onerous obligations or conditions, of at least a fifteen-year term and a rent review period of no longer than five years.

Estimate of Reinstatement Cost Assessment

If the Report includes an estimate of reinstatement cost assessment, this is an informal guide of the cost for insurance purposes of reinstating the property and is given without liability. A formal assessment for insurance purposes can only be given by a Quantity/Building Surveyor or other professional with sufficient current experience of such costs, following the preparation of a full bill of quantities. This is particularly relevant in the case of Architecturally Listed buildings and those properties situated within Conservation Areas, National Parks and the like or in cramped city centre or other unusual locations. The guide provided within our Report assumes:

- reinstating the property with an equivalent structure
- the use of modern materials and construction techniques
- the adherence to all current statutory requirements
- no allowance is made for inflation
- demolition and site clearance
- professional and statutory fees

However excludes VAT (including that payable on fees) and loss of rent and/or cost of alternative accommodation for the reinstatement period.

Appendix 2 – Valuation Calculations

Market Rent Analysis

	sq m	sq ft	£/sq m	£/sq ft	Passing Rent p.a	Years to Review	Market Rent p.a
Shop							£23,500
Flat 1	145.48	1,566	£161.46	£15.00	£17,286		£8,100
Flat 2					£10,200		£10,200
TOTALS					£27,486		£41,800
					Market Rent p.a	say	£41,800

Market Value Analysis

Term	Reversion				Totals
Shop					
Passing Rent p.a					£23,500
Years	0.40			0.9626	
Yield	9.00%			10.000	
Multiplier		0.3765		9.626	
Value		£6,508		£226,209	£232,717
Flat 1					
Passing Rent p.a		£0			£8,100
Years	0.00			0.9697	
Yield	8.00%			12.500	
Multiplier		0.0000		12.121	
Value				£98,181	£98,181
Flat 2					
Passing Rent p.a		£34,000			£10,200
Years	3.00			0.7938	
Yield	8.00%			12.500	
Multiplier		2.5771		9.923	
Value		£87,621		£101,214	£188,835
					£519,733
Investment Acquisition Costs					
SDLT					£0
£0 - £150,000	0%				£2,000
£150,001 - £250,000	2%				£13,487
£250,000	5%				
Other					
Solicitors	0.75%				£3,898
Surveyors	1.00%				£5,197
Less Total Costs					£24,582
					£495,151
Market Value				say	£495,000

NOTE: This analysis must be read in conjunction with the valuation report and memorandum

Appendix 3 – Additional Photographs

Shop



Side Elevation



Poor kitchen to flat



Poor kitchen to flat



Good kitchen



Rear stores



Appendix 4 – Tenancy Schedule

Address	Tenant Name	Passing rent pcm/pa	Lease Expiry	Notes
12a	Private Individual	£850 / £10,200	Expires March 2024	Standard AST
12	Private Individual	£6,886 and £10,400 – total £17,286	Expires October 2021 across 2 leases.	Commercial lease effective FRI