



PROPERTY CAPITAL ALLOWANCES



Claim tens of thousands in entitled tax savings with the experts in UK property capital allowances

www.propertycapitalallowances.co.uk

What are Capital Allowances?

When you buy, lease or improve a commercial property, HMRC allows you to use some of that expenditure to reduce tax.

Capital Allowances take the place of depreciation charged in the commercial accounts, which is not normally deductible for tax purposes.

Your existing professional team have probably claimed for the more obvious features but without invoices it is generally not possible for accountants to value Plant and Machinery within an existing building acquired second hand by their client. As capital allowance specialists we draw from tax advisory and surveying industries to maximise claims.

Our Capital Allowances planning enables our clients to obtain a tax benefit that could exceed 10% of the property purchase price, often five or six figure sums.

Do I qualify for Capital Allowances?

Clients need to:

- Pay UK tax (as an individual or a company)
- Own or lease a commercial property (e.g. shop, office, factory, hotel etc) OR a multi-household residential let property
- The property must not be treated as trading stock (e.g. property developers)

Case law covers a number of examples of when the same item of Plant qualifies for capital allowances in some instances, but not in others. We need to ensure for example that the item is specifically required for “business use” and isn’t just part of the “setting” of the business. This is a grey area which requires specialist knowledge.

Property Capital Allowances Offer:

- Professional information presented in an understandable way
- Direct experience of processing over £30m of property analysis with two years full time experience involved only in Capital Allowances
- Access to the country’s top capital allowance experts, qualified capital allowance surveyors and chartered tax advisors (including an ex-HMRC Tax Inspector), all offered as a tailored service.

Fee Match Guarantee

It’s simple. We like to think we’re lean and efficient, so to prove this we guarantee to match another like-for-like quote supplied to us in writing. We offer this fee match guarantee for both original purchase and capital contribution claims in relation to property capital allowances in the UK.

Our Process

We have a simple process, starting with a basic fact find, followed by a free High Level Review and fee quotation, then we move forward with Acceptance, and then Claim Processing. Often there is a “gap analysis” stage where we discuss the difference in potential claim vs. what has already been claimed.

Our process takes a leap forward in identifying additional capital expenditure achieved when purchasing a second hand property, carefully carrying out due diligence over prior claim history, as claims for the same asset can only be made once.

Our appointed surveyor will visit the property in person and identify capital allowances that are invisible to an accountant.

Virtually all commercial buildings contain qualifying plant and machinery

Air conditioning, aerials, baths, boilers, burglar alarms, carpets, cctv, central heating, counters, dance floors, demountable partitions, door closers, drinking fountains, dry risers, ductwork, electrical sub-stations, emergency lighting, escalators, fans, fire alarms, fire extinguishers, fire protection systems, floodlighting, goods lifts, hand driers, hoists, hose reels, hot water services, illuminated signs, intercoms, kitchen equipment, lockers, lighting control systems, mezzanine floors, pipework, pumps, racking, radiators, switchgear, telephone systems and even toilets could qualify for capital allowances.

We can save you tens of thousands in tax reclaims and future savings

 Call now on 020 3291 1943

 enquiries@propertycapitalallowances.co.uk

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PropertyCapitalAllowances.co.uk, 329-339 Putney
Bridge Road, London SW15 2PG

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