



JG Commercial

Commercial properties owned, occupied or held as investments have particular needs. In addition, the different sectors, industrial, offices and retail units all have user specific problems and situations.

We have 25 years of experience in providing advice to international, national and local clients in all of these sectors.

Acquisition Surveys: Investors, Landlords, Tenants, and Owner/Occupiers.

Acquisition surveys are critical for investors who are interested in a good return and want to be sure that the property will not require improvement or significant repairs which will affect the income flow.

The Owner Occupier will acquire a building with the expectation of carrying out normal maintenance so will probably have a greater maintenance liability than an investor and needs to know the potential for any leaks, damage or unforeseen risks.

The Lessee or Tenant wants to be sure that the property is in a satisfactory condition at the start of the lease and, if taking an assignment, the previous tenant has complied with repairing covenants and that there are going to be no undue obligations.

Increasingly, the requirements of the energy performance certification system means that investment at the highest levels requires the most energy efficient buildings which also needs careful assessment. An investor will also want to be sure that the tenant is complying with lease covenants.

Design, Refurbishment and Fitting Out

We have an active role in carrying out commercial building repairs and refurbishments. Our team of surveyors are fully equipped to assess and prepare specifications of work, design improvements and provide contract administration. We also provide building and interior design.

Fire Reinstatement Insurance

We are equipped to provide fire reinstatement insurance valuations for landlords and tenants.



Carpetright store after Tottenham riots.
Photo courtesy of Alan Stanton

Compliance with Legislation.

Our role as surveyors brings us to the forefront of building legislation and we provide audit for:

- Asbestos regulations Compliance
- Disabled access audits
- Building Control compliance
- Landlords consents

Dilapidations

Where there is a lease involved, Commercial property in all sectors, industrial, commercial and retail, are subject to the law of dilapidations. We at Johnson Gillies have considerable experience in the practice of assessing dilapidations and are often requested to assess a dilapidation liability on behalf of a landlord or a tenant, to enable a decision to be made as to a financial liability in the future.

On behalf of landlords we are frequently requested to inspect and prepare a claim against tenants either on an interim basis mid-term in a lease or as a terminal schedule at the end of the lease. We have considerable experience in preparing and negotiating settlements.

On behalf of lessee's when served with a schedule of dilapidation there are a number of defences available to minimise the tenant's obligations. Landlords frequently inflate a claim and it is our role to prove and advise on a level of settlement.

Party Wall Matters

Initial investigations into possible liability under the relevant legislation. If it transpires that there are issues, we specialise in Party Wall matters.

- Assessment for the Building Owners for liability.
- Preparation & serving of Notices
- Preparation of Awards
- Appointments for Adjoining Owners
- Monitoring of works
- Addendum Awards

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