

# Office Building in Queen Charlotte Street, Bristol

## Client

Glenle Holdings  
Leigh Acton

## Services Provided

Rating

## Timescale

## Alder King Contact



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## The Project

Alder King's Professional Services Team was instructed to provide a second opinion in respect of an empty office building in Queen Charlotte Street, Bristol. The property was in a state of disrepair and the client had contacted their existing rating advisors in order to gain the appropriate advice in this matter.

Rating Legislation requires that a property is assumed to be in a reasonable state of repair and this was the advice that the client had previously received. Although this initial advice was correct, the Professional Services Team at Alder King were able to ascertain that it did not cover the full remit necessary in order to provide added value.

It was clear from the date of Alder King's inspection that the property's future use was going to change from commercial into residential.

Through the utilisation of the appropriate legislation, Alder King was able to arrange for the property to not only be deleted from the Rating List but also to arrange for a back dating of the deletion.

## The Outcome

Through experience in dealing with a wide variety of rating issues, Alder King were able to provide a bespoke solution to maximise client savings, which amounted to in excess of £75,000.

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**Cardiff** 029 2022 0000    **Taunton** 01823 444879  
**Exeter** 01392 353080    **Truro** 01872 222174  
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