

Prudential Buildings, Wine Street, Bristol

Client

Strand Street Properties Ltd (London & Paris Estates Ltd)

Services Provided

Office Agency Rating

Timescale

Alder King Contact



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The Project

Alder King's Professional Services Team was appointed by the owner of a vacant office building earmarked for complete refurbishment to provide the appropriate advice in order to achieve savings was to approach the project in two ways in order to minimise the ongoing rates liability, both prior to and during the refurbishment works:

Prior to the commencement of the works Alder King arranged for the consolidation of all the individual assessments within the building to form a single assessment which provided initial savings of approximately £15,000 to the client.

Following the commencement of the works Alder King negotiated with the Valuation Officer to ensure that the subject property was removed from the Rating List in order to negate any ongoing rating liabilities whilst the redevelopment works were in place.

The Outcome

By using an in-depth knowledge of case law and legislation, Alder King was able to properly strategise the redevelopment project from a rates perspective so as to ensure the deletion of the assessment at the earliest point possible. This resulted in savings to the client of approximately £99,000 overall.