

JOB REFERENCE: XXXXX

# PROPERTY REPORT

**Warehouse**

**XXXX**

**XXXX**

**High Wycombe,  
Buckinghamshire. HP12 XXX**



**FOR**

**XXX**

**XXX**

**Prepared by:**

**XXXX**

**INDEPENDENT CHARTERED SURVEYORS**

**Marketing by:**

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## **CONTENTS**

<b>Introduction</b>	<b>page 3</b>
<b>Synopsis</b>	<b>page 3</b>
<b>Summary of Construction</b>	<b>page 4</b>
<b>Executive Summary</b>	<b>page 6</b>
<b>Summary Upon Reflection</b>	<b>page 13</b>
<b>Report Format and Information</b>	<b>page 15</b>
<b>Facilities</b>	<b>page 18</b>
<b>Limitations</b>	<b>page 19</b>

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## INTRODUCTION

We have been instructed to inspect and prepare a Report and Schedule of Condition for XXXX, High Wycombe, Bucks. HP12 XXX

We inspected the property on XXXX

The Property Report gives you advice on what we see are the key property issues. We have also prepared a Schedule of Condition in relation to the lease you are considering.

We are advised the property is being let on a standard Full Repairing and Insuring Lease (FRI). Your Legal Advisor should contact us if there are any unusual or onerous clauses.

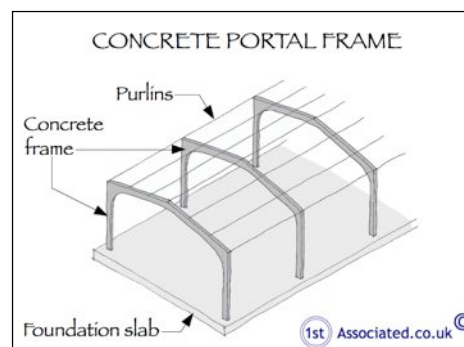
The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

## SYNOPSIS

## SITUATION AND DESCRIPTION

This is a two storey end warehouse property with a shared access and its own compound. The property structure is on a concrete structural frame with brickwork walls and a shallow pitched asbestos roof.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.



Concrete portal frame

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## **SUMMARY OF CONSTRUCTION**

### **External**

Main Roof:	Difficult to view. Believed to be shallow pitched asbestos.  Glass Reinforced Plastic (GRP) roof windows/lights.  Please see our comments in the Schedule of Condition with regard to high level access and a joint inspection.
Roof Structure:	Roof supported by concrete portal frame.
Walls:	Brickwork Flemish bond areas partly rebuilt (assumed)
Gutters and Downpipes:	Concrete, Cast Iron and Plastic
Soil and Vent Pipe:	Internal
Structural frame:	Concrete portal frame
External Detailing:	Single glazed windows predominately metal frames and some timber casement windows Four roller shutter doors Entrance and fire exit doors

### **Internal**

Ceilings: Warehouse	Underclad (assumed)
Office	Underclad and suspended ceiling tiles (assumed)
Walls	Underclad at high levels (assumed) Brickwork partly painted at low levels (assumed)
Floors: Ground Floor:	Concrete (assumed) with paint finish
First Floor:	Metal frame and joist and floorboards (assumed)
Stairs:	Metal

### **Surrounding Areas:**

Concrete loading and access area.

### **Services**

We believe that the property has a mains water supply, drainage, electricity and gas (assumed). The property has ITT Reznor wall mounted heaters which were not working at the time of our inspection.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

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## EXTERNAL PHOTOGRAPHS



Front View



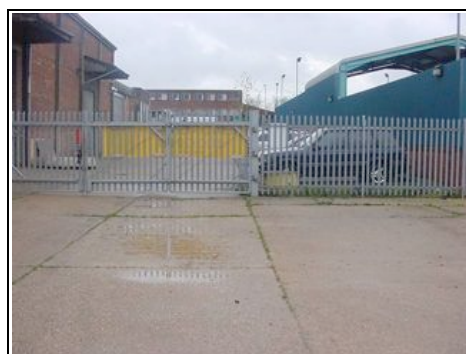
Rear View



Left Hand View



Entrance gates



Shared access area within the boundary. Check a detailed plan to identify exactly where the boundary lines are.

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## **EXECUTIVE SUMMARY**

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what your priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 350 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When taking on this lease we believe there are three key areas, these are:

### **The Business**

We appreciate that you have occupied the premises already but we would comment that only you can decide upon the true potential of this property for your business and its value to you; although we do recommend taking independent advice on the market value and this identifies what the typical user would pay.

### **The Lease**

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor (we are not Legal Advisors in the form of the term) brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease.

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## **The Property**

This report considers the main aspects as we view them from our discussions with you from a property point of view from its condition at the moment, to its condition in relation to the lease.

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it and must be signed and appended to the lease to validate this.

## **Plus Points**

*Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!*

To summarise these into plus points:

- 1.0) You have had the opportunity to try the property before you have taken on the lease, as you already occupy the property so to some extent will know the benefits for your business.
- 2.0) We assume from your comments the amount of space available suits your operation.

We are sure you can think of other things to add to this list.

## **Medium Priority**

*Problems / issues raised in the 'medium priority' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.*

This is an older style warehouse property which has been constructed in a manner that will no longer be acceptable or suitable to most companies. The property issues range from the leaking asbestos roof and gutters, the older electrics and low energy efficiency of the building. We specifically draw your

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7



attention to:-

**1.0) Asbestos roof has moss sitting on it.**

The asbestos roof has moss sitting on it which means that the asbestos roof is starting to de-grade. An up to date asbestos report is required on the property as a whole and specifically to the roof and should be provide by the landlord or last tenant and should include tested asbestos samples. You need to familiarise yourself and be aware of the risks of asbestos in relation to your operation and the building as a whole.



Main roof moss covered

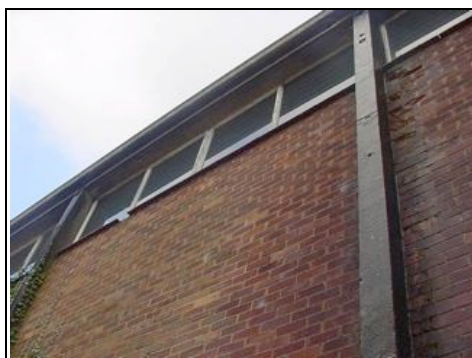
Please note we are not asbestos surveyors. You need to seek specialist advice with regard to this matter.

**2.0) Leaking concrete gutters**

You have a concrete gutter system that leaks. Whenever we come across this type of system it always tends to be leaking. This will cause damage and deterioration to anything stored within the unit and can and has caused deterioration to the brickwork in the form of spalling brickwork and cracks in the brickwork in one section.



Damp staining to brickwork from leaking gutters



Water saturation  
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Blockwork at high level

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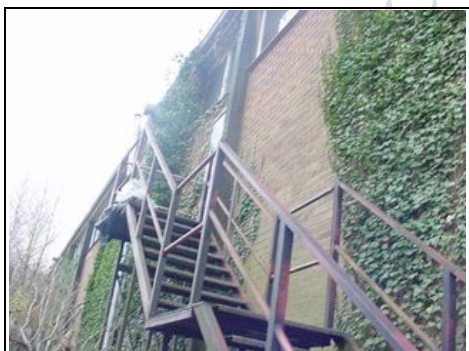
At the time of our inspection the brickwork was saturated as was the portal concrete frame. Long term saturation of these materials will cause defects. From our inspection it would appear that Bay 3 has been rebuilt previously in blockwork at high level and we could see that Bay 2 has movement to the brickwork around the pier and above the roller shutter door area. Bays 1 and 3 are also deteriorating and there is moss on Bays 5 and 6.

### 3.0) Overgrown vegetation around the property.

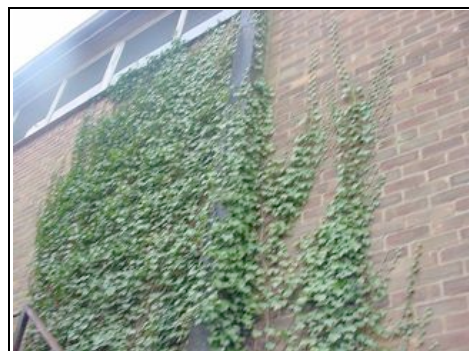
You advised us that you have been cutting back the trees to the rear of the property but there is still ivy growing up the face of the property to the rear on Bays 4, 5 and 6.



Cutting back of trees to rear



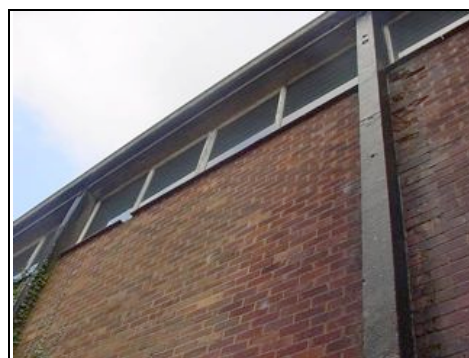
Ivy to rear



Close up of ivy

### 4.0) Windows deteriorating

We also noted that the both the metal and timber windows have had little care and attention over the years. We would expect to find windows included in a Dilapidations claim requiring you to ease and adjust and repair, prepare and redecorate which will be very



High level windows

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expensive. You will need to ensure that the condition of the windows is agreed, if anything the windows should be excluded from the lease.



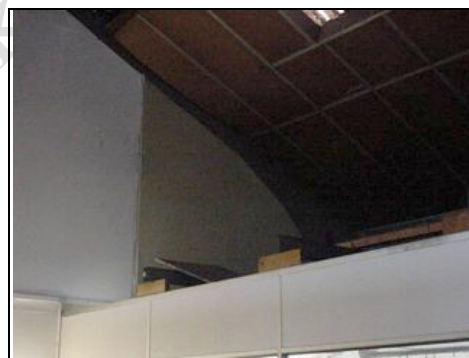
Windows deteriorating



Close up of window in need of repair and redecoration

#### **5.0) General dirt and deterioration as well as lack of painting internally.**

Most leases require an internal redecoration every four to five years and upon yielding up the lease (giving back the lease). As redecoration has not been carried out previously this makes it a more onerous liability to yourselves. You should seek appropriate compensation for this as it would fall under a typical Dilapidations claim.



Section not painted



Re-pointing and redecoration required



Floor with indents and marks

The floor has marks and indents.

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## 6.0) Services

The heaters within the warehouse were not working at the time of our inspection. You need to be aware that most Dilapidations will require you to bring the heaters to working order even though, in our experience, very few people use these heaters.

The electrics are dated.



ITT Reznor heater



Dated electrics

## High Priority

*We normally put here things that we feel will be difficult to resolve and will need serious consideration.*

Providing that the landlord will agreed to the Dilapidated condition of this building and an understanding is reached with regard to future deterioration which will no doubt be caused by the leaking gutters which has already resulted in the re-building of one of the panels and considerable brickwork spalling in other areas and you can reach an agreement on this property. We would recommend that this Property Report is also forwarded onto your landlord to understand the extent of the problems with the property.

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## **Other Items**

### **Services**

We have spoken earlier about the services but we do need to mention that this survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. As you already occupying the building you may be aware of problems that we are not and these should be highlighted to your Legal Advisor and form part of the Schedule of Condition; we are happy to change this if you so wish. The comments that follow are based upon a visual inspection carried out as part of the overall Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

The owner/landlord/last lessee should provide you with tests and reports in relation to:

1. Electrics – An Institute of Electrical Engineers standards (IEE) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
2. Space heating inspection and test report (you need to see these in working order)
3. Asbestos report with samples.
4. Note we have not checked that the roller shutter doors are working order and noted you were only using the roller shutter door to Bay 4 during the course of our inspection.
5. Drainage – closed circuit TV camera report.
6. Anything specific to this particular unit that you have discovered whilst occupying the property.

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12



## **SUMMARY UPON REFLECTION**

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

If you had not occupied this property we would have said that the property is very high risk and would expect you to negotiate very hard with regard to rent and lease terms particularly in the current rental market.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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## Summary of Defects

The difficulty here is the percentage assessment of deterioration particularly when this report is looked back on in years to come.

### Roof

High level joint inspection recommended. Asbestos test required.

<b>% Assessment of Deterioration:</b>		<b>Landlord's Comments:</b>
<b>Moss coverage:</b>	30% at present	
<b>Surface Deterioration:</b>	30%	

### Concrete Gutters

<b>% Assessment of Deterioration:</b>		<b>Landlord's Comments:</b>
<b>Leaking:</b>	80% leaking	

### Walls

<b>% Assessment of Deterioration:</b>		<b>Landlord's Comments:</b>
<b>Spalling:</b>	Approx 5%	
<b>Areas saturated with rainwater from guttering and downpipes:</b>	60% - 70%	
	These areas will have accelerated deterioration	

### Windows

<b>% Assessment of Deterioration:</b>		<b>Landlord's Comments:</b>
<b>Redecoration:</b>	100%	
<b>Repair and replacement of timber windows:</b>	100%	

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14

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## **REPORT FORMAT AND INFORMATION**

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

### **ACTION REQUIRED AND RECOMMENDATIONS**

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

### **EVERY BUSINESS TRANSACTION HAS A RISK**

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

### **AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?**

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

### **SOLICITOR/LEGAL ADVISOR**

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

### **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

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15

**OUR AIM IS ONE HUNDRED PERCENT SATISFACTION**

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on

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# APPENDICES

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## **FACILITIES**

(All directions given as you face the property)

We have included a list of the facilities that we have viewed. The following gives a general overview of the property.

### **Ground Floor**

- 1.0) Warehouse (Four Bays)
- 2.0) Two additional Bays (Bay Five and Bay Six) divided into workshop, office and stair areas

### **First Floor**

- 3.0) Two Bays (Bay Five and Bay Six) divided into office/print room, kitchen, toilet block

### **Boundaries**

Detailed drawings need to be provided with regard to the boundaries and shared access areas as well as associated responsibilities.

### **Deeds**

Note, we have not seen a copy of the Deeds and assume the boundary is to be as visually set out noted below. Your Legal Advisor to check and confirm this and to check and confirm what your legal rights are with regard to access and parking and permitted hours of work.

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# **LIMITATIONS**

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated XXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

## **ENGLISH LAW**

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

## **SOLE USE**

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

## **ONLY HUMAN!**

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

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19

## **WEATHER**

It was an dull, overcast and windy day at the time of the inspection. The weather did not hamper the survey.

## **NOT LOCAL**

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

## **INSPECTION LIMITED**

Unfortunately in this instance our inspection has been very limited due to

- 1) Not viewed the roof
- 2) The fixtures, fittings limited our view internally.
- 3) We have not had access to the adjoining property (there was no response when we knocked at the door at the time of our inspection).

## **BUILDING INSURANCE**

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect lease value.

**ACTION REQUIRED:** You need to ensure that the leaseholders have adequate insurance.

## **TERMS AND CONDITIONS**

Our computer system sends two copies of our Terms and Conditions to the

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20

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email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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