# Case Study: B&Bs, Hotels & Guest Houses
## Thistle House Guest House

Thistle House Guest House is a magnificent, spacious Victorian country house, overlooking the banks of Loch Fyne on the West Coast of Scotland. Situated in a large scenic garden, the period style accommodation offers seven guest bedrooms, individually named after local clans from the surrounding rural location. All display fantastic views and have been subtly enhanced with modern luxuries. The property was purchased for £575,000 in 2008.

## How much was the claim worth?
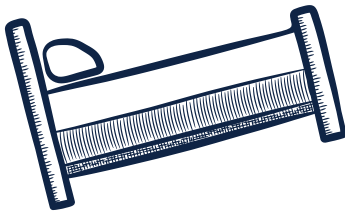
**£160k**
capital allowances uncovered

**£52k**
unlocked in total tax savings

**£6k**
reclaimed as a cash rebate for overpaid tax (after fee)

## About the claim

As a former accountant, the owner had some previous knowledge of this tax relief but knew he would need capital allowances specialists like us to identify all qualifying embedded fixtures and reclaim the tax savings owed from HMRC.

A technical building survey from one of our in-house expert surveyors identified the full entitlement of qualifying allowances. This amounted to more than £160,000. Even though some of the original fixtures having been replaced since purchase, this did not affect the claim.

The claim was submitted within just two weeks and generated over £50,000 in total tax savings for the owner. A cash rebate of £6,000 was also refunded to the owner for overpaid tax in addition to the total wipe out of his next tax bill.

## Qualifying items

- Electrical and lighting systems
- Heating and ventilation systems
- Hot and cold water systems
- Kitchens and bathrooms
- Carpets and flooring
- TV and Phone ports
- Ironmongery
- Fire and security alarms

**STAA**
Short Term Accommodation Association

Trustpilot ★★★★★

### What our client said...   Mr Paterson, Owner of Thistle House Guest House

*"I nearly ignored this opportunity but was glad I took the time to listen to what was being proposed. As a retired accountant I was quite skeptical about it all as I but I took the time to check it out and was glad I did as we have just received our refund and look forward to claiming the other allowances over the coming years. I cannot praise the professionalism of this company enough, everything was handled with efficiency from start to finish and we were kept informed all the way through the process. I would highly recommend."*