

# Case Study: Gate House Brides Boutique

Property Landlord/Investor

## GATE HOUSE BRIDES

**£197k**

purchase price

Gate House Brides is a well-established high street wedding boutique a short distance from the city centre of Worcester. The retailer rents the building space from a private commercial landlord. There is also a residential flat above the showroom which does not qualify for tax relief as it is not used for business purposes. The whole building was purchased in 2007 for £179,000.

**£18k**

capital allowances uncovered

### Overview of the claim

As the building owner, it is the landlord who receives the tax benefits from an embedded capital allowances claim, not the retailer renting the space. The landlord was initially sceptical after our team revealed the potential unclaimed tax relief within the property and sought the advice of her accountant for reassurance. He urged her to proceed without delay, admitting that even though this was not something they covered, they know how beneficial claims can be.

**£4k**

unlocked in total tax savings

### The result

Even though there was a residential flat above the boutique (which does not qualify for tax relief), this did not prevent a claim being made for the commercial space. Approximately £20,000 in qualifying fixtures was uncovered from a technical property survey carried out by one of our in-house expert surveyors. This generated a four-figure sum in tax repayments which the landlord had no idea she was eligible for.

## Qualifying items:



Lighting and Electric Systems



Carpets and Flooring



TV and Phone Ports



Heating and Ventilation Systems



Security and Fire Alarms



Ironmongery



Water Systems and Drainage



Kitchens and Bathrooms



Disposal Installations



*"I was initially sceptical and found it hard to believe that there was such a substantial amount within my property. I forwarded the info to my accountant and quickly received the go-ahead. This was one of the most straightforward things I've done. It's not often you can do less than an hour's work for a four figure sum of money."*



**Mrs Stubbins, Landlord of Gate House Brides**