

# Case Study: Honeypot Guest House & Tearoom

B&B, Hotel & Guest House



**£359k**

purchase price

Honeypot Guest House and Tearoom is in the centre of historic Crail, close to the harbour and beautiful fishing villages in East Neuk. The upper floor contains three guest bedrooms with delightful views of the surrounding coast. Honeypot's cosy café and tearoom rests at the rear of the property and stretches out into a charming garden. The owners purchased the property in 2008 for £359,000.

**£90k**

capital allowances uncovered

## Overview of the claim

The owners had never heard of capital allowances tax relief for 'embedded fixtures' before speaking with our claims specialist. They were astonished to hear that there were thousands of pounds in tax savings locked in their property which their accountant was unable to claim for them.










**£26k**

unlocked in total tax savings

## The result

To ensure the maximum tax relief was claimed, a building survey was carried out by one of our expert in-house property surveyors. This identified over £90,000 in qualifying allowances which the owners had no idea they were sitting on. The claim was completed in less than six weeks and generated more than £26,000 in total tax savings for the owners.

## 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



*"We had no idea integral features could be valued for capital allowances, nor did our accountant. Appointing Zeal was one of the most rewarding decisions we made. Within 6 weeks we received a tax repayment and valuable allowances we can use year after year. We would urge anyone who has not claimed to contact Zeal."*



**Mr & Mrs Anderson, Owners of Honeypot Guest House**

**ZEAL**

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