

Case Study: Landlords & Investors

Gate House Brides Boutique

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



How much was the claim worth?

£20k

capital allowances
uncovered

20%

unlocked in
total tax savings

2007

Property
purchase year



About 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.

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



Electrical and lighting systems



Disposal installations



Heating and ventilation systems



TV and Phone ports



Hot and cold water systems



Ironmongery



Kitchens and bathrooms



Fire and security alarms



What our client said... Mrs Stubbins, Landlord of Gate House Brides Boutique

"I was initially quite sceptical of the service and found it quite hard to believe that there was such a substantial amount to be claimed within my property. So as I do with everything, I forwarded the information on to my accountant for him to make a decision. I quickly received the go-ahead. I've got to say that this was probably one of the most straightforward things I've done. From the first call through to the claim being submitted. It's not often you can do less than an hour's work in return for a four figure sum of money. Having been such a big help to me I'd recommend them to anyone."



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