

Case Study: Beachmount Holiday Apartments

Self-Catering & Furnished Holiday Let



£92k

capital allowances
uncovered

Beachmount Holiday Apartments is a charming Victorian building in Colwyn Bay, Conwy, located just a short walk from the village centre. The building has been transformed into fully equipped self-contained holiday accommodation, offering six apartments set over four floors and an additional detached bungalow at the rear. The owner purchased the property for a total of £352,000.

£26k

unlocked in
total tax savings

Overview of the claim

Embedded capital allowances claims for Furnished Holiday Lets are typically valued between 25%-40% of the property purchase price, however many owners are unaware of their eligibility to claim this tax relief. As Zeal offer a free, no-obligation property survey, the owner knew there was nothing to lose by letting our tax team investigate if there were unclaimed allowances for embedded fixtures within the building.

£4.5k

reclaimed as a cash
rebate for overpaid
tax (after fee)

The result

A technical survey completed by one of Zeal's in-house specialist surveyors identified around 30% of the purchase price in qualifying items which amounted to over £90,000. This resulted in tax savings in excess of £25,000, an immediate cash rebate of £4,500 and one very happy client! The owner was also amazed to reclaim almost 65% of their most recent tax payment from HMRC- which they had only paid a few weeks before.

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 did think it was too good to be true, but knew there was nothing to lose. I am very pleased with the tax refund, really amazed. Everything was dealt with efficiently and professionally and I was always kept up to date with proceedings. I was also impressed with the speed everything was done."



Rachel Fox,
Owner of Beachmount

ZEAL



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