

# Case Study: Short Stay & Self-Catering

## Beachmount Holiday Apartments

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.



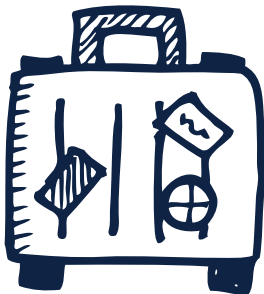
### ✨ How much was the claim worth?

**£92k**  
capital allowances  
uncovered

**£26k**  
unlocked in  
total tax savings

**£4.5k**  
reclaimed as a cash rebate  
for overpaid tax (after fee)









### ✨ About 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.

A technical site 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 be able to reclaim almost 65% of their most recent tax payment from HMRC- which they had only paid a few weeks before.

### ✨ Qualifying items

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



### What our client said... Rachel Fox, Owners of Beachmount Holiday Apartments

*"I did think it was too good to be true, but as my case manager pointed out, there was nothing to lose. I am very pleased with the tax refund, really amazed. Everything was dealt with very efficiently and professionally and I was kept up to date with proceedings throughout. I wasn't hassled and was able to talk through any reservations I had. I was also impressed with the speed and efficiency that everything was done."*

