

COMMERCIAL PROPERTY OWNERS

SUBSTANTIAL REFUND OPPORTUNITY

executive briefing

did you know...

- ◆ capital allowances can represent 5-50% of property purchase prices
- ◆ property owners regularly miss 50% of their available capital allowances
- ◆ entitlement benefits are typically five or six figures

what would you say to...

- ✓ a free review of your potential claim
- ✓ 'no win no fee' pricing for resulting tax refunds
- ✓ your claim settled within months

WHY THIS IS A GOOD IDEA

Unless your accountant or tax advisor has undertaken a detailed survey and audit of your property you may well be missing out on a substantial tax entitlement. Most business owners believe they have claimed everything they can - we regularly find they have missed 50% of the capital allowances available and on occasion over 80%. This extra layer of allowances can represent very significant sums and we can unlock that benefit within a few short months. We offer a no risk, no obligation review and only charge where we put you in funds.

TO FIND OUT MORE

Service marketed by Refunds Direct Limited 23 Westfield Park Bristol BS6 6LT, Registered in England 05072219 and delivered by Capital Allowances Online Limited Vernon Road Stoke-On-Trent ST4 2QY, Registered in England 04767009

"When you first made contact, I was somewhat sceptical as I use the services of a chartered accountant... we decided we had nothing to lose... all I can say is that it's the best decision I have made for a long time. Both my accountant and I were staggered by the size of the claim which runs into tens of thousands of pounds and there was minimal disruption to my business."

COMMERCIAL PROPERTY REFUND FAQS

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MY ACCOUNTANT HAS CLAIMED EVERYTHING I'M OWED

Really? If a room by room survey of the property has not been undertaken it is unlikely that your full capital allowance quota has been claimed. In addition to being an expert with relevant tax legislation, a capital allowance specialist must bring together property, accounting, legal and aftercare skills to maximise the claim and ensure efficient passage through the tax office. Before instruction, or soon after, we talk with clients' accountants. We do so in every case and find them supportive; remember we often speak with HM Revenue & Customs Inspectors who have not been able to keep up to date and it takes specialist knowledge and time to make the most of any capital allowance position.

SOUNDS TOO GOOD TO BE TRUE

Capital allowances are an entitlement - you endured the 'pain' of purchase, you are due the 'gain' of tax relief. Our case studies show how we helped other business liberate their allowances and unlock cash. The service is no risk: a free review* of your potential claim, a refundable survey deposit* paid on engagement and fees applied on a no win no fee basis on completion. It will cost you nothing to find out whether you have a claim and you only pay out of the benefit you receive.

IF I MAKE A CLAIM WILL THAT CREATE A FUTURE LIABILITY?

Absolutely not. Claiming extra legitimate capital allowances does not have any negative impact on the book value of your property and you can continue to claim tax relief relative to the purchase price. Nor does it increase the capital gain when the property is sold. The relevant legislation s41(1) Taxation of Chargeable Gains Act 1992 is arguably the only instance where the same line of expenditure can attract tax relief twice. Our advice - take advantage of it.

WILL IT TAKE UP A LOT OF MY TIME?

No. We need sight of certain documents: annual accounts, tax computations, contract of sale, etc. (we do not need invoices) and of course we will need to conduct the survey(s). There will be minimal disruption.

WHAT WILL IT COST ME?

We charge 7-8% of the additional capital allowances identified on a no win no fee basis.

HOW LONG WILL IT TAKE?

That depends on how quickly we can collect the documentation and how soon we can undertake the survey(s). Typically claims take 3-6 months, but cases have been completed in just a few weeks.

HOW MUCH MONEY WILL I GET BACK?

Numerous factors play a part: purchase price, function of the building, date of purchase, capital allowance history. After the review we will provide an estimate.

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*Capital Allowances Online Limited reserve the right to charge for a review or retain the deposit

COMMERCIAL PROPERTY REFUND CASE STUDIES

executive briefing

BUSINESS PARK OFFICE

The end result was a survey showing £291,000 of plant and machinery out of a total property cost of £1.1m (about 26%). The client is a limited company, but in the 32.75% tax band, so likely to get tax relief of £95,300 in total. The immediate impact is a tax refund of £47,650.

BRYN MELYN GROUP

“Over the last 12 months we in the Bryn Melyn Group have benefitted significantly from Capital Allowances Online who, on our behalf, have utilised complicated and little known tax law to retrieve the benefits lying dormant within the group properties. Apparently, the legislation governing this particular area of capital allowances is so tedious that very few companies either know about, or bother to exploit this particular area of benefit. In fact the total amount of capital allowances tied up within our properties amounted (as we discovered to our benefit) to numbers with five noughts on the end.”

AMHUINNSUIDHE CASTLE - CASTLE AND SPORTING ESTATE

A treasure chest of some £250,000 capital allowances was locked away in the fabric of the castle, which was uncovered for the happy owner, now set aside for offsetting against future tax liabilities.

HAYTOR HOTEL - TORQUAY

“We, Chris and Robert, proprietors of the Haytor Hotel, Torquay, have no hesitation in recommending any fellow hotelier to follow our example in appointing Capital Allowances Online to carry out a capital allowance claim on your hotel. We were amazed to discover, to our benefit, capital allowances in excess of six figures, unclaimed by the previous owner and now available to us to offset our future tax liabilities.”

HOTEL GROUP

The first property cost was £400,000 - the unclaimed CA's identified £156,000 - the benefit to the client £62,400. The second group of properties, total property costs were £1.18m which resulted in identified unclaimed CA's of £481,000 with a benefit to the client of £190,000.

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