



Property Data Form

PART A - CONTACT INFORMATION

Scheme Name:

JHSH PENSION TRUST SSAS

Contact Name:

JAVARIA SARMAH

Contact Email:

Javaria.Sarmad@lmjaccountants.co.uk

PART B - PROPERTY INFORMATION

1st Line of Property Address:

4 Brooklands Court, Kettering

Post Code:

NN15 6FD

How will be property be used:

Office Rented.

Premises:

Leasehold Freehold

Annual Ground Rent (if applicable):

£18,000 approx

Proposed Date of Completion or
Exchange of Contracts:

30, Oct - 2024

Is there an Asbestos Record/ Report
available?

Yes

☒

No

☐

Does the Property
include residential accommodation?

Yes

☐

No

☒

Will any Refurbishment Costs
be met by the SSAS?

Yes

☐

No

☐

N/A

PART C - PROPERTY PURCHASE/TRANSFER

Is Purchase subject to VAT?

Yes

☒

No

☐

If this is a property transfer and not a sale, is
there mortgage?

Yes

☐

No

☒

Outstanding Amount of Loan (if yes):

N/A



Lender Details:

Name:

Barclays n/a

Mortgage Account Number:

Mortgage Due Date:

PART D - FUNDING INFORMATION

Purchase Price (excluding VAT):

£ 265,000

Development Costs (excluding VAT):

N/A

VAT (if applicable):

N/A

TOTAL:

Are the Trustees to

'VAT opt' the property?

Yes ☒ No ☐

Is this to be treated as a

Transfer of a Going Concern?

Yes ☒ No ☐

PART E - TRUSTEE BORROWING

Lending Source:

Barclays

Contact Name:

Mr. Sandeep Chandi

Email Address:

Sandeep.chandi@barclays.com

Address:

Amount of Loan:

£85,000

PART F - LEASE INFORMATION

Existing Lease:

Tenant:

R. Rajani & Co.

Rent Amount (for full year):

£ 18,000

Start Date of Lease:

Is this Lease to continue after the purchase?

Yes ☒ No ☐



New Lease (if applicable):

N/A

Proposed Tenant:

Rental Amount (for full year):

PART G - SOLICITOR INFORMATION (If you have already appointed a solicitor, please complete this form)

Your Solicitor's Details:

Solicitor's Name:

Glover Priest Solicitors
Mr. Jack Howell

Contact Name:

Telephone Number:

01543 253000

Email Address:

jack.howell@gloverpriest.com

Please attach the following items for a **new property** purchase:

Terms of Sale Agreement (this will be supplied by your agent)

Copy of the Lease (where a lease is being transferred)

Property valuation

EPC Report

Please attach the following items for a **property transfer** from another pension fund:

Copy of the current buildings insurance

Copy of the lease

Most recent property valuation report

EPC Report

N/A.