

# COMMERCIAL PROPERTY APPRAISAL

RELATING TO

42 – 44 DERBY ROAD  
DRAYCOTT  
DERBYSHIRE  
DE72 3NJ

# BB&J

Commercial property consultants  
and land agents



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## **EXECUTIVE SUMMARY**

For ease of reference, a summary of the key aspects of the valuation is set out below. It should be stressed however that these extracts must be read in the full context of the report.

- 1. Address:** 42 – 44 Derby Road, Draycott, Derbyshire, DE72 3NJ.
- 2. Description:** The subject property comprises a two storey office building within the village of Draycott.
- 3. Floor Area:**  
**Total Net Internal Floor Area:** 272.3 m<sup>2</sup> / 2,929 sq.ft.
- 4. Tenure:** Freehold – assumed sale with vacant possession
- 5. Purpose of Valuation:** General advice
- 6. Effective Valuation Date:** 25<sup>th</sup> July 2017
- 7. Market Value:** £280,000  
(Two Hundred & Eighty Thousand Pounds)
- 8. Reinstatement Value for fire insurance purposes:** £370,000  
(Three Hundred & Seventy Thousand Pounds)

PRO001994/GB/KS

07 August 2017

Meller Ltd  
42 – 44 Derby Road  
Draycott  
Derbyshire  
DE72 3NJ

Dear Sirs

**42 – 44 Derby Road, Draycott, Derbyshire, DE72 3NJ**

## **1.0 INTRODUCTION:**

- 1.1 Following receipt of our agreed Terms of Engagement (copy enclosed at Appendix 1.0), we have carried out an inspection and valuation of the above mentioned property. Consequently we now set out below our appraisal report in accordance with the RICS Valuation – Global Standards 2017.
- 1.2 The purpose of the valuation is for general advice.
- 1.3 The property valuation has been undertaken by Mark Richardson, RICS Registered Valuer, acting as an External Valuer along with Graham Bancroft. Mr Richardson and Mr Bancroft have experience in dealing with the valuation of similar properties in the region. The premises were inspected on 25<sup>th</sup> July 2017.
- 1.4 We are not aware of any conflict of interest relating to this property and we have no previous, current or anticipated future material involvement in the subject property.
- 1.5 The property has been valued on a freehold basis and with vacant possession.
- 1.6 We have prepared our valuation on the bases set out below with the definitions set by the RICS Valuation – Global Standards 2017:

**Market Value** – *“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”*

**Market Rent** – *“The estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”*

- 1.7 It is confirmed that Professional Indemnity Insurance on a per claim basis is available in respect of the service here provided which exceeds the amount of the valuation.
- 1.8 The valuation is stated in pounds sterling.

## **2.0 LOCATION**

- 2.1 Derby is a major commercial centre within the East Midlands region, situated approximately eight miles to the west of junction 25 of the M1 motorway and 40 miles north east of the city of Birmingham. The city has a resident population of approximately 250,000 and traditionally draws upon a stable industrial employment base, having longstanding historical connections with the railway industry and Rolls Royce Engineering.
- 2.2 Draycott is a village in the Erewash District of Derbyshire and is situated approximately 6 miles east of Derby and 3 miles south west of Long Eaton. More specifically, the subject property is located on the A6005 (Derby Road) the main through road of the village. The surrounding area is predominantly residential although there are various retail and other commercial uses located nearby.
- 2.3 A general location plan and boundary plan are enclosed at Appendix 2.0 and 3.0.

## **3.0 DESCRIPTION**

- 3.1 The subject property comprises a detached two storey building of traditional brick construction with rendered elevations situated beneath a pitched tile roof. In addition, there are two single storey elements to the rear of the property one being of brick construction beneath a flat felt roof and the other being of brick construction beneath a pitched tile roof.
- 3.2 Internally, the property comprises two storey office accommodation with the ground floor providing a lobby/reception area along with various offices, boardroom, staff room, shower room and separate male, female and disabled WC facilities. To the first floor there is a large open plan office along with a kitchen and server room. Finally there is a small mezzanine storage area.
- 3.3 The specification of the office accommodation is good and includes carpet floor coverings, gas fired central heating, suspended ceiling to the ground floor, a mixture of LED and spot lighting, exposed beams to the first floor, comfort cooling/heating to the first floor and a mixture of upvc and powder coated aluminium frame double glazing throughout.
- 3.4 Externally, there is a good sized tarmacadam car park to the front of the property along with a rear stoned and grassed area to the rear which is enclosed by timber fencing.
- 3.5 At the time of our inspection some areas of the ground floor were currently being in the process of having a damp proof course installed and therefore for the purpose of our valuation we have assumed that this has been completed along with the re-plastering and re-decoration.
- 3.6 Photographs of the property are at Appendix 4.0.

#### **4.0 SCHEDULE OF ACCOMMODATION**

- 4.1 We have inspected the subject property and in accordance with the RICS Code of Measuring Practice (Sixth Edition) have calculated the following floor areas:

Ground Floor: 150.8 m<sup>2</sup> / 1,623 sq.ft.

First Floor: 115 m<sup>2</sup> / 1,237 sq.ft.

Mezzanine: 6.4 m<sup>2</sup> / 69 sq.ft.

**Total Net Internal Floor Area: 272.3 m<sup>2</sup> / 2,929 sq.ft.**

#### **5.0 CONSTRUCTION/CONDITION**

- 5.1 We have not carried out a structural survey of the property as this was not within the scope of your instructions. No warranty can be given as to the structural condition of any building, neither can it be reported that it is free from rot, infestation or defects of this nature. The property has been valued with due regard to its apparent existing state of repair and condition including reference to its age, nature of construction and functional obsolescence.
- 5.2 We have not inspected those parts of the property, which were covered, unexposed or inaccessible.
- 5.3 We have assumed that normal periodic maintenance will be carried out to maintain the property in a state of repair fit for its present use. No tests or checks have been carried out with regard to the services within the premises and it is assumed that these services are free from defect and will satisfy the requirements of the appropriate statutory bodies.
- 5.4 During the course of our inspection we did not note any significant defects or wants of repair, and given an ongoing commitment to future maintenance we estimate that the economic life of the building is likely to exceed 25 years.

#### **6.0 SERVICES**

- 6.1 We are informed by the current owner that all mains services are connected to the property.

#### **7.0 TENURE**

- 7.1 We have not had sight of copies of title deeds relating to the subject property and for the purposes of our valuation we have assumed that the interest to be valued is freehold and free from any encumbrances or restrictions of an unusual or onerous nature and also free from any unusual or onerous covenants or easements.

- 7.2 For the purposes of our valuation we have further assumed a sale with vacant possession.

## **8.0 RATING**

- 8.1 The premises are listed on the Valuation Office website as having a Rateable Value of £23,250.

## **9.0 PLANNING/HIGHWAYS/STATUTORY MATTERS**

- 9.1 We have assumed that the property valued has the benefit of full planning consent for the existing use together with Building Regulation and other required approvals and are, therefore, free from any form of enforcement or action for termination by the respective Authorities. In addition, in the absence of any information to the contrary, we have assumed that the Planning Consents are not personal to the occupying company and are perpetual and not limited to specific times or in any other way which would inhibit the continuation of the existing business from the property.
- 9.2 We are not aware of any schemes pending of a planning or highways nature which are scheduled to pass close to the property, and for the purposes of our valuation we have assumed that the property is not materially affected by any such schemes.
- 9.3 We have also assumed that the existing use of the premises is authorised and that the highway adjacent to the property is adopted and maintainable at public expense.
- 9.4 The Disability Discrimination Act imposes obligations on service providers and employers to make provision for disabled people. We have not carried out an access audit and therefore we do not speculate as to whether any alterations/adaption's would be required by a service provider or employer.
- 9.5 The Regulatory Reform (Fire Safety) Order 2005 (The Order) replaces previous fire safety legislation including both The Fire Precautions Act 1971 and The Fire Precaution (Work Place) Regulation 1997. Consequently, any fire certificate issued under The Fire Precautions Act 1971 will cease to have any effect. The Order came into force completely on the 1<sup>st</sup> April 2006.
- 9.6 The Order applies to the majority of premises and workplaces in England and Wales although does not include peoples private homes. It covers general fire precautions and other fire safety duties, which are needed to protect relevant "persons" in case of fire in and around most "premises".
- 9.7 Under the Order, anyone who has the control of the premises or anyone who has a degree of control over certain areas may be classified as a "responsible person". It is thus the duty of such individual to comply with the requirements of the order and make certain that all measures are taken to ensure the safety of all people he or she is directly or indirectly responsible for. The responsible person must then carry out a Fire Risk Assessment which is in short a five point process whereby fire hazards must be identified, relevant persons at risk recognised, potential risk reduced, staff training implement and the whole Assessment regularly reviewed. The Risk Assessment

must be regularly reviewed and if necessary amended. Whilst we have not been provided with a copy of the Fire Risk Assessment it is assumed that the property is compliant in regards to the abovementioned regulations.

## **10.0 ENVIRONMENTAL MATTERS**

- 10.1 We are not specialists in the field of environmental assessment and we are therefore unable to give any warranty as to the potential for the inclusion of this property in any future register of contaminated land or special sites.
- 10.2 The Environmental Act 1995 places a duty upon Local Authorities to identify contaminated land in their areas, give them and the Environmental Agency power to serve remediation notices and to maintain registers of remediation statements, declarations and appeals. The principle will be for the polluter to pay for remediation and only where liability is legally transferred or the polluter cannot be found will the costs fall on an owner. An owner would not include a mortgage not in possession but liability will be of concern to a lender if possession is ever to be contemplated. Liability will extend to pre-existing pollution and an owner who has caused or knowingly permits an escape of pollution through his land would be liable even if the source was on other land.
- 10.3 During the course of our inspection we did not note any uses occurring either on the subject property or adjacent sites which would obviously give rise to ground contamination. For the purposes of our valuation we have therefore assumed that the property is free from significant risk in terms of historic below ground contamination. However, should it be established subsequently that contamination, seepage or pollution exists at the property or on any neighbouring land, or the premises have been or are being put to a contaminative use, this might reduce the values now reported.
- 10.4 At the date of our valuation the subject property is located on the Environment Agency website as falling within an area which has a low risk of flooding. More specifically, this means that the area has a chance of flooding of between 1:1000 (0.1%) and 1:100 (1%). Consequently, we have concluded that the property is not at such risk from flooding that would have a material adverse effect upon the market value.

## **11.0 MARKETABILITY/FUTURE TRENDS IN VALUE**

- 11.1 With Britain having voted to leave the EU on 23<sup>rd</sup> June 2016, there will be a period of uncertainty as both the UK and indeed the world economy adjust to the implications. The impact on the UK property market is similarly likely to lead to a period of "wait and see" with a consequent reduction in the number of comparable property transactions in what could be a fluid and potentially volatile macro-economic climate.



- 11.2 The short term implications will be one of adjustment and will be dependent upon financial stability, while markets, both in the UK and internationally, find a level. However, the immediate impact on the UK property market is unclear. A period of inertia might be expected and remains to be seen, although whether there is a more dramatic change, manifesting itself in both force selling and a disinclination to trade, is uncertain until it is clear how prices in the market will be affected in the long term.
- 11.3 The valuation of assets, including property, will be challenging pending evidence of market transactions in the aftermath of the Referendum result. In advance of new market evidence, the valuer must consider the consequent uncertainty and its impact on various factors, including the following:-
- Nature of the property or location;
  - Restrictions on enquiries or information provided;
  - Method of valuation (in particular when using residual method);
  - Hope value;
  - Legal changes (e.g., impending legislation or disputes pending a court decision);
  - Market instability;
  - The target market for an asset.
- 11.4 However, in the narrow sense of the local market (and asset type), the valuer must decide whether there is market instability and, if so the valuer must decide to what extent there is uncertainty relating to a specific asset and to what degree this impacts on the advice given. It should be emphasised that the characteristics of market instability as described in VPGA9 of the RICS Valuation – Professional Standards January 2014 (The Red Book) will not be the same in all circumstances. For example, reference can be made to an event which causes a sudden and dramatic change on market but at the same time valuers should remain able to make a judgement in terms of value although it is important that the context of that judgement is clearly expressed alongside both the event which has caused the change to the market as well as the potential uncertainty and possibly instability within the current market conditions.
- 11.5 In such circumstances, it is likely that a valuer will still be able to make a judgement regarding value albeit that this judgement is expressed as being provided in conditions of uncertainty. This means that in the expected period of inertia there will probably be a lesser amount of comparable evidence on which to base opinions of value. Whilst we are confident the opinions expressed within this report are reasonable, we must point out that current market conditions dictate lesser certainty pending a return to a reasonable volume of market transactions in the “new world”. However, if the impact is one of a very significant fall in the volume of transactions and greater financial volatility, albeit on the assumption of a still functioning market, our opinions may be subject to a greater degree of variance than in a more normal and stable environment.

- 11.6 In terms of future trends in value, the property market may be influenced by many external factors on local, national and international levels, and it is beyond the scope of the valuer's expertise to predict the likelihood of the occurrence of such external factors. The current level of uncertainty that exists in the market (as referred to above) also makes prediction of future trends in value more difficult.

## **12.0 VALUATION COMMENTARY**

- 12.1 In arriving at our valuation we have firstly calculated the notional annual rental value for the premises, which we have then capitalised at an All Risks Yield in anticipation of a sale to an owner occupier.
- 12.2 More specifically, we have applied a rental valuation rate of £10 per square foot to the net internal area (£3 per square foot to the ancillary areas), and a yield of 9%.
- 12.3 In terms of comparable evidence, the subject property is located in an area that does not have a high amount of office buildings and therefore there is a dearth of transactions nearby and therefore for benchmarking purposes we have had to extend the parameters of our search. Consequently, in terms of benchmarking we are aware of the following:-
- 3 – 4 Regan Way, Chetwynd Business Park, Beeston was let to Direct Valuations Ltd by way of a 10 year lease commencing January 2017. The lease was drawn on full repairing and insuring terms and provided a rent review and tenant option to break in the fifth year. The property comprises modern office accommodation extending to approximately 3,768 sq ft and the rental agreed was £37,680 per annum exclusive which equates to £10 per square foot.
  - The ground floor of Western House, Bradgate Park View, Chellaston, Derby was let to Applied Tech Systems Ltd (part of ATS Global) in August 2016 by way of a five year lease at a rental of £25,000 per annum in Year One, £27,500 per annum in Year Two and £30,000 per annum thereafter. The lease was drawn on full repairing and insuring terms and provided a tenant option to break at the end of the third year. The property provided approximately 2,607 sq ft of ground floor modern office space and the transaction devalues to a stepped rental of £9.59 per square foot in Year One, £10.55 per square foot in Year Two and £11.50 per square foot in Year Three.
  - Milford House, Chevin Road, Milford was sold in April 2016 for a figure of £135,000. The property comprises an attractive stone built former dwelling house which had been converted into office accommodation and extended to approximately 1,958 sq ft. The transaction therefore devalued to an overall freehold rate per square foot of approximately £68.95 and when devaluing our opinion of market value of the subject property on the same basis this equates to a figure of approximately £95.58 which reflects the better location and also the higher quality internal fit-out.

- Unit One Redwing Court, Longacre, Willow Farm Business Park, Castle Donington was sold as an investment in May 2016 at a figure of £350,000. At the time of the disposal the property was let to Trelleborg Wheel Systems UK Ltd by way of a five year lease on FRI terms at a rental of £30,100 per annum. The transaction devalues to a net initial yield of approximately 7.57% which reflects the superior location to the subject property and also the fact that the property was tenanted at the time of purchase and therefore the investor was obtaining rental from day one.

12.4 In arriving at our opinion of market value we have taken into consideration the abovementioned comparables, the physical characteristics of the subject property, its condition, its location and also the current market conditions.

### 13.0 VALUATIONS

**Purpose:**

General advice

**Effective Date:**

25<sup>th</sup> July 2017

**Basis 1:**

Market Value with vacant possession.

**Valuation:**

**£280,000 (Two Hundred & Eighty Thousand Pounds)**

**Basis 2:**


Reinstatement Value for fire insurance purposes.

**Valuation:**

**£370,000 (Three Hundred & Seventy Thousand Pounds)**

### 14.0 DISCLOSURE

14.1 This valuation report has been prepared on the basis that all information and facts, which may affect the valuation, have been disclosed to us by the parties concerned and no liability or responsibility can be accepted, unless full disclosure has been made.

Signed  .....

**Mark Richardson BSc MRICS APAEWE**  
**RICS Registered Valuer**

Date: 7<sup>th</sup> August 2017

Signed  .....

**Robert Jones BSc DIP EST MAN MRICS**  
**RICS Registered Valuer**

Date: 7<sup>th</sup> August 2017

## **MEMORANDUM**

### **Relating to the property valuation**

1. We have not inspected the Title Deeds in respect of the property and have relied upon the verbal information given to us in respect of tenure, boundaries and the absence of onerous and restrictive covenants.

2. Unless otherwise specified, all items normally associated with the valuation of land and buildings are included in our valuation(s), including:-

Fixed space heating, domestic hot water systems, lighting and mains services supplying these, sprinkler systems and associated equipment, water, electricity, gas and steam circuits not serving industrial or commercial processes, sub-station buildings, lifts and permanent structures including crane rails where forming an integral part of the building structure, fixed demountable partitions, suspended ceilings, carpets, drains, sewers and sewerage plants not primarily concerned with treating trade effluent, air conditioning except where part of a computer installation or primarily serving plant and machinery

Unless otherwise specified, the following are excluded:-

All items of process plant and machinery, tooling and other equipment not primarily serving the building, cranes, hoists, conveyors, elevators, structures which were ancillary to, or forming part of an item of process plant and machinery, sewerage plant primarily concerned with trade effluent, air conditioning where part of a computer installation or primarily serving plant and machinery, and water, electricity, gas, steam and compressed air suppliers and circuits serving industrial and commercial processes.

Unless otherwise specified, no allowance is made for the cost of repairing any damage caused by the removal from the premises of items of plant, machinery, fixtures and fittings.

3. Unless otherwise stated, we have not inspected the lease[s], if any, but we understand the letting details where applicable are as contained in our Report. Should any of this information set out in our Report be incorrect, then our valuation may require amendment.
4. We have not carried out anything in the nature of a structural survey and we cannot therefore certify that any of the buildings are free from structural defects. We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation we have assumed that such investigations would not disclose the presence of any such material to any significant extent.
5. We have not made allowance or taken into account any potential taxation liability under Capital Gains Tax or other taxes in existence or proposed, except in so far as they might influence general levels of value.

6. Unless specifically requested local searches have not been undertaken. Where considered necessary, verbal enquiries have been made in respect of planning, highways and rating assessments. We understand the position to be as contained in our Report and Valuation and unless specifically referred to, it is assumed that buildings are constructed in accordance with valid Town Planning Consents and Building Regulation Approvals and that there are no onerous restrictions or proposals which may adversely affect the use of the property.
7. Within the terms of our instructions, we have not applied any tests to any services or drainage installations and we are unable to report, therefore upon their adequacy or condition.
8. We are not qualified to assess the health or condition of any trees, bushes, shrubs or other forms of vegetation present within – or near to – the boundaries of the property. As such we are unable to take account of any impact upon the value of the property as a consequence of the health or condition of any such forms of vegetation.
9. Unless otherwise specified, mining, geological and soil investigation reports are not undertaken or inspected. We are therefore unable to certify that any land is capable of development or redevelopment at reasonable cost.
10. Any plans supplied are for identification purposes only, unless otherwise stated. The reproduction of Ordnance Survey sheets has been sanctioned by the Controller of Her Majesty's Stationery office, Crown Copyright Reserved.
11. Unless otherwise specified, all dimensions and areas are taken from inspection but are nevertheless approximate. Areas quoted are calculated in accordance with the Code of Measuring Practice, published by the RICS and the basis of measurement is specified.
12. Capital and rental values are stated on a basis exclusive of any VAT liability. It is accordingly assumed for purposes of valuation that a purchaser provides fully taxable supplies and is able to reclaim Value Added Tax in full.
13. In the case of multiple valuations, the value of each individual property is used to arrive at a total value. It is envisaged that properties would be marketed singularly or in groups over an appropriate period of time. If all the properties were to be sold as a single lot, the realisation would not necessarily reach the total of the valuation.
14. The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
15. The estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

16. The Reinstatement Value for fire insurance purposes is our opinion of the current replacement cost of the building in its present form, including costs of clearance and professional fees but excluding VAT [except on fees], loss of rent and/or cost of alternative accommodation for the reinstatement period.

Our reinstatement value is given solely as a guide, as a formal estimate for insurance purposes can only be given by a Quantity Surveyor or other person with sufficient current experience of replacement costs.

17. The Report and Valuation is confidential to you for the specific purpose to which it refers and it may not be disclosed to any other person without the written approval of BB&J Commercial and neither the whole nor any part of the valuation may be included in any published document, circular or statement or published in any way without BB&J Commercial's written approval of the form or context in which it may appear.

Reports should be considered in their entirety and should only be used within the context of the instructions under which they are prepared.

18. We must emphasise that no liability or responsibility to third parties can be accepted in connection with our Valuation.

# **APPENDIX 1.0**

## **TERMS OF ENGAGEMENT**



## Terms of Engagement – Valuation

These **Terms of Engagement** set out the agreed basis upon which the client instructs the Valuer to undertake the relevant valuation.

<b>The client:</b>	Meller Ltd, 42-44 Derby Road, Draycott, Derbyshire, DE72 3NJ		
<b>Job ref:</b>	TBC		
<b>Purpose of valuation:</b>	General advice		
<b>Interest to be valued:</b>	Freehold with vacant possession		
<b>Full address of property:</b>	42-44 Derby Road, Draycott, Derbyshire, DE72 3NJ		
<b>Type of property:</b>	Freehold		
<b>Bases of valuation:</b>	<p><b>Market Value</b> – <i>"The estimated amount for which an asset or liability should exchange on the valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion"</i></p> <p><b>Reinstatement Value</b> – The reinstatement value for fire insurance purposes is our opinion of the current replacement cost of the building in it's present form, including costs of clearance and professional fees but excluding VAT [except on fees], loss of rent and/or cost of alternative accommodation for the reinstatement period.</p> <p>Our reinstatement value is given solely as a guide, as a formal estimate for insurance purposes can only be given by a Quantity Surveyor or other person with sufficient current experience of replacement costs.</p> <p>All valuations will be given in pounds sterling (£).</p>		
<b>Date of valuation:</b>	TBC	<b>Date of inspection unless otherwise agreed:</b>	TBC
<b>Disclosure of any material involvement:</b>	BB&J Commercial have no previous, current or anticipated future material involvement in the property. In addition, the Valuer dealing with the case also has no previous, current or anticipated future material involvement in the property.		
<b>Valuer:</b>	The property valuation has been undertaken by Graham Bancroft BSc (Hons) and under the supervision of Mark Richardson MRICS RICS Registered Valuer, acting as an external Valuer. Mr Bancroft and Mr Richardson have the knowledge, experience and the expertise to undertake the required valuation in this area.		

**Assumptions,  
special  
assumptions,  
reservations,  
special  
instructions or  
departures**

We have not inspected the Title Deeds in respect of the property and have relied upon the verbal information given to us in respect of tenure, boundaries and the absence of onerous and restrictive covenants.

Unless otherwise specified, all items normally associated with the valuation of land and buildings are included in our valuation(s), including:-

Fixed space heating, domestic hot water systems, lighting and mains services supplying these, sprinkler systems and associated equipment, water, electricity, gas and steam circuits not serving industrial or commercial processes, sub-station buildings, lifts and permanent structures including crane rails where forming an integral part of the building structure, fixed demountable partitions, suspended ceilings, carpets, drains, sewers and sewerage plants not primarily concerned with treating trade effluent, air conditioning except where part of a computer installation or primarily serving plant and machinery

Unless otherwise specified, the following are excluded:-

All items of process plant and machinery, tooling and other equipment not primarily serving the building, cranes, hoists, conveyors, elevators, structures which were ancillary to, or forming part of an item of process plant and machinery, sewerage plant primarily concerned with trade effluent, air conditioning where part of a computer installation or primarily serving plant and machinery, and water, electricity, gas, steam and compressed air suppliers and circuits serving industrial and commercial processes.

Unless otherwise specified, no allowance is made for the cost of repairing any damage caused by the removal from the premises of items of plant, machinery, fixtures and fittings.

Unless otherwise stated, we have not inspected the lease[s], if any, but we understand the letting details where applicable are as contained in our Report. Should any of this information set out in our Report be incorrect, then our valuation may require amendment.

We have not made allowance or taken into account any potential taxation liability under Capital Gains Tax or other taxes in existence or proposed, except in so far as they might influence general levels of value.

Unless specifically requested local searches have not been undertaken. Where considered necessary, verbal enquiries have been made in respect of planning, highways and rating assessments. We understand the position to be as contained in our Report and Valuation and unless specifically referred to, it is assumed that buildings are constructed in accordance with valid Town Planning Consents and Building Regulation Approvals and that there are no onerous restrictions or proposals which may adversely affect the use of the property.

Within the terms of our instructions, we have not applied any tests to any services or drainage installations and we are unable to report, therefore upon their adequacy or condition.

We are not qualified to assess the health or condition of any trees, bushes, shrubs or other forms of vegetation present within – or near to – the boundaries of the property. As such we are unable to take account of any impact upon the value of the property as a consequence of the health or condition of any such forms of vegetation.

Any plans supplied are for identification purposes only, unless otherwise stated. The reproduction of Ordnance Survey sheets has been sanctioned by the

Controller of Her Majesty's Stationery office, Crown Copyright Reserved.

Unless otherwise specified, all dimensions and areas are taken from inspection but are nevertheless approximate. Areas quoted are calculated in accordance with the Code of Measuring Practice, published by the RICS and the basis of measurement is specified.

Capital and rental values are stated on a basis exclusive of any VAT liability. It is accordingly assumed for purposes of valuation that a purchaser provides fully taxable supplies and is able to reclaim Value Added Tax in full.

In the case of multiple valuations, the value of each individual property is used to arrive at a total value. It is envisaged that properties would be marketed singularly or in groups over an appropriate period of time. If all the properties were to be sold as a single lot, the realisation would not necessarily reach the total of the valuation.

The Report and Valuation is confidential to you for the specific purpose to which it refers and it may not be disclosed to any other person without the written approval of BB&J Commercial and neither the whole nor any part of the valuation may be included in any published document, circular or statement or published in any way without BB&J Commercial's written approval of the form or context in which it may appear.

Reports should be considered in their entirety and should only be used within the context of the instructions under which they are prepared.

We must emphasise that no liability or responsibility to third parties can be accepted in connection with our Valuation.

**Extent of Valuer's investigations:**

The Valuer will investigate the local and regional market by way of enquiries with other agents, analysis of comparable evidence and through commercial property websites such as CoStar etc.

**Information to be relied on:**

The Valuer will rely on any information supplied to him by the client or connected parties whether this be documented or verbally.

**Consent / restrictions on publication:**

In accordance with the recommendations of the RICS, neither the whole nor any part of this valuation report, nor any reference thereto may be included in any published documents, circular or statement, nor published in any way without our written consent of the form, content, or context in which it may appear.

The valuation is for the use of the 'client' only as outlined in these Terms of Engagement. No liability to any other third party is accepted by the Valuer.

**Confirmation of valuation standards:**

Our valuation is to be carried out in accordance with the RICS Valuation – Global Standards 2017 incorporating the International Valuation Standards.

**Confirmation of the Valuer's knowledge, skills and understanding:**

The property valuation is to be undertaken by Graham Bancroft BSc (Hons) under the supervision of Mark Richardson MRICS. The Valuers have sufficient current local, national and international knowledge of the particular market, and the skills and understanding to undertake the valuation competently.

**Fee:**

The agreed valuation fee is £595+VAT and can be paid via BACS to the following account:

Account Number: 11661612

Sort Code: 40-19-15

Payment of the valuation fee is due strictly prior to release of the report and by signing the Terms and Conditions you "The Client" consent that monies paid in advance are not protected by the RICS Client Money Protection Scheme.

**Complaints  
handling  
procedure:**

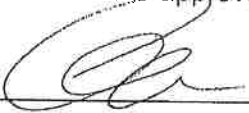
Should you feel that there is a need to make a complaint, BB&J Commercial have a complaints handling procedure with copies available on request.

**Monitoring  
regulations:**

BB&J Commercial are regulated by the RICS and are therefore also monitored by the RICS. Consequently, valuations such as this agreed matter may be inspected for compliance with the RICS Valuation – Professional Standards (January 2014) incorporating the International Valuation Standards, although no liability whatsoever will be placed on the client and the information contained within the report will not be made public.

**Approval of  
client:**

I/we are authorised to approve the Terms in accordance with those terms:

Signed  (Print name CSCox)

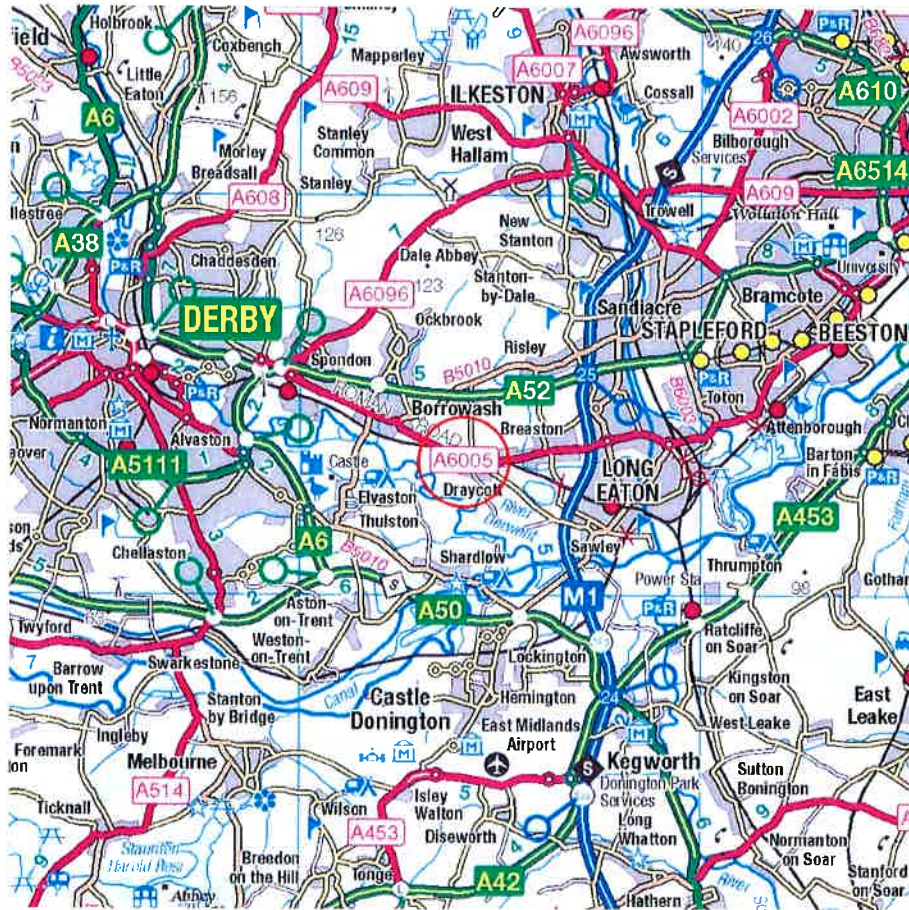
Date 17/7/17

# **APPENDIX 2.0**

## **LOCATION PLAN**



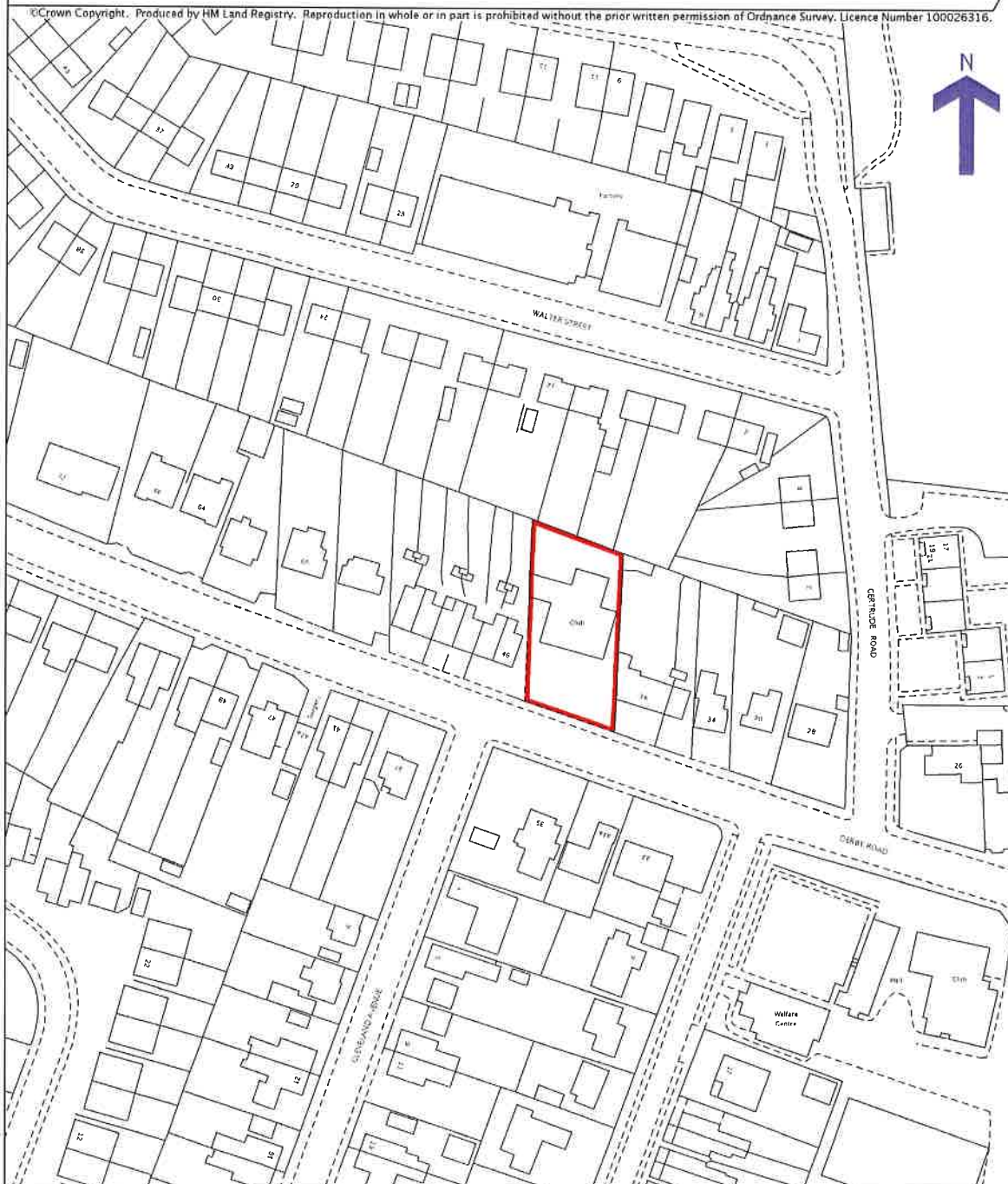
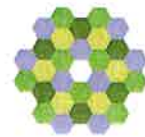
42 – 44 Derby Road, Draycott, Derbyshire, DE72 3NJ



# **APPENDIX 3.0**

## **BOUNDARY PLAN**





This is a copy of the title plan on 26 JUL 2017 at 11:10:07. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.



# **APPENDIX 4.0**

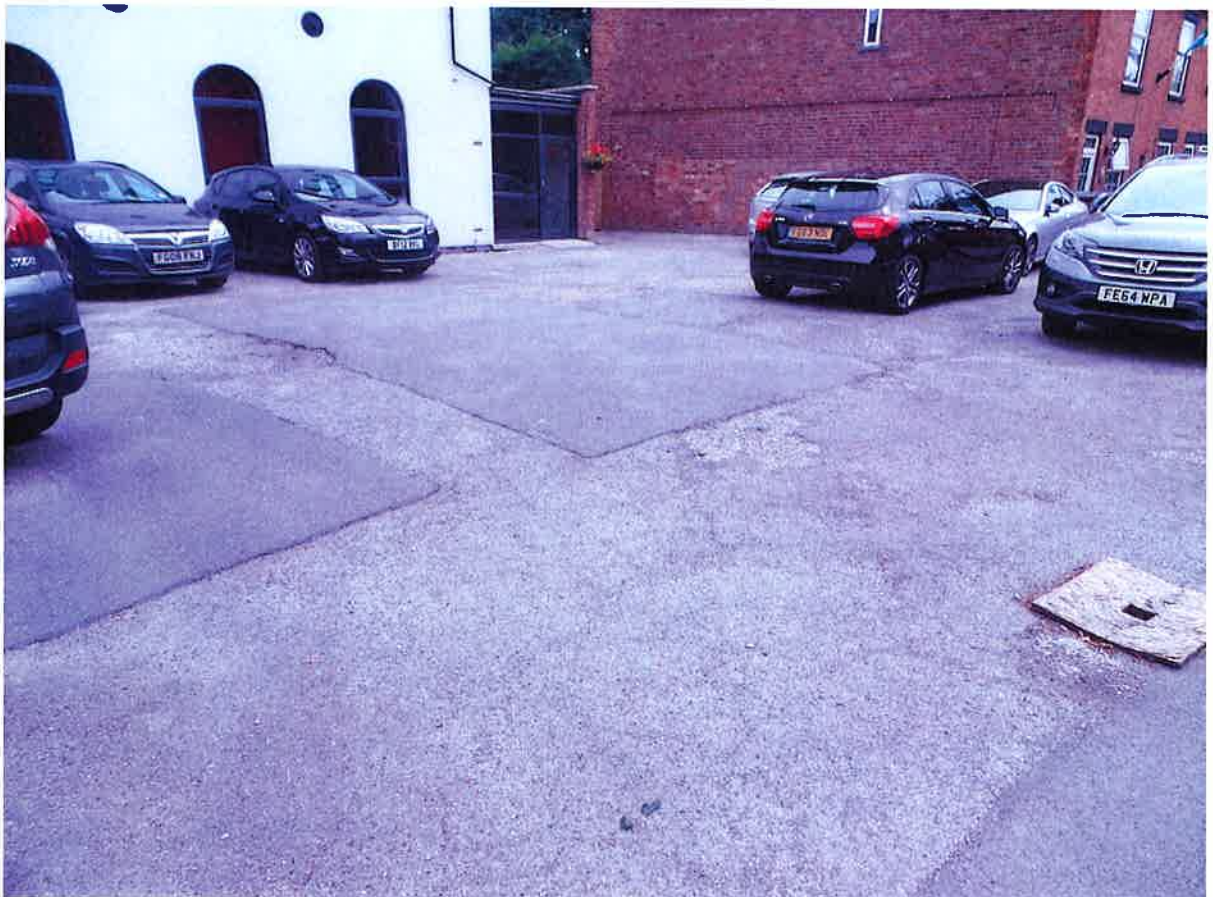
## **PHOTOGRAPHS**

42 – 44 Derby Road, Draycott, Derbyshire, DE72 3NJ





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