



## Property Data Form

### PART A - CONTACT INFORMATION

Scheme Name:

SPM SASS

Contact Name:

Contact Email:

### PART B - PROPERTY INFORMATION

1st Line of Property Address:

Unit 26 Globe Lane Industrial Estate, Broadway, Dukinfield

Post Code:

~~SK15 4JU~~ SK16 4UU

How will the property be used:

Industrial Unit with 2 storey offices and yard

Premises:

Leasehold Freehold

Annual Ground Rent (if applicable):

Freehold

Proposed Date of Completion or  
Exchange of Contracts:

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 ☒

### 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):



**Lender Details:**

Name: \_\_\_\_\_

Mortgage Account Number: \_\_\_\_\_

Mortgage Due Date: \_\_\_\_\_

**PART D - FUNDING INFORMATION**

Purchase Price (excluding VAT):

~~900,000~~ £850,000

Development Costs (excluding VAT): \_\_\_\_\_

VAT (if applicable): \_\_\_\_\_

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: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Amount of Loan: \_\_\_\_\_

**PART F - LEASE INFORMATION**

Existing Lease: \_\_\_\_\_

Tenant: \_\_\_\_\_

Rent Amount (for full year): \_\_\_\_\_

Start Date of Lease: \_\_\_\_\_

Is this Lease to continue after the purchase?

Yes ☐ No ☒



New Lease (if applicable):

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:

Weightmans

Contact Name:

Eleanor Hadfield

Telephone Number:

0161-233-7471

Email Address:

eleanor.hadfield@weightmans.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