

Scriven & Co.

**Commercial
Agency**



**The
Commercial
Property
Department**

**0121 422 4011
(option 3)**

www.scriven.co.uk

The Department

Scriven & Co Commercial is a specialist, dedicated department handling the sale and letting of premises, in the Black Country and the West Midlands. Our marketing service includes:

- Offices
- Shops and retail warehouses
- Industrial premises
- Warehousing
- Commercial and Residential Development sites

The commercial market can be affected by a variety of factors as well as basic principles on supply and demand, for example taxation, town planning and contamination. These factors are some of the issues to be considered in marketing appraisals.

Over 70 years of service in the Black Country and West Midlands has given our Company the wealth of experience to offer clients.

Marketing a Commercial Property?

Our marketing package includes:

- ☑ Professional marketing appraisal and advice
- ☑ Press advertising in a pre-agreed marketing campaign
- ☑ Distinctive marketing boards
- ☑ Unlimited high quality brochures
- ☑ ISO 9001:2000 accreditation in Valuation and Estate Agency
- ☑ Office display facility in one of the largest display areas in the region
- ☑ Insertion in our weekly Property Guide
- ☑ Mailing list circulations
- ☑ Listing in Black Country Investment Property Finder (excluding retail)
- ☑ Internet listing on websites
www.scriven.co.uk, www.teamprop.co.uk, www.rightmove.co.uk, www.bci-uk.com (excluding retail)
www.focusnet.co.uk
- ☑ Property details networked in over 20 offices locally and in around 300 offices nationally.
- ☑ Arrangement of Energy Performance Certificate if required.
- ☑ In-house design and graphics department
- ☑ Accompanied Viewings - agreed by arrangement to suit clients' varying circumstances.
- ☑ Viewing Feedback - shortly after the viewing has taken place, we make contact with the viewer by telephone and if unsuccessful, by letter. Any feedback obtained is reported to you.
- ☑ Legal Advice - Our contacts with the Legal profession enable us to give you guidance relative to your individual requirements.
- ☑ Car parking facility. At our office you will find extensive car parking to the rear, accessed via Bissell Street (off High Street).
- ☑ Conference meeting room

Advice on commercial property matters includes:

- | | |
|----------------|-----------------------------|
| ■ Sales | ■ Lettings |
| ■ Rent Reviews | ■ Lease Renewals |
| ■ Valuation | ■ Landlord & Tenant matters |
| ■ Acquisitions | ■ Investment |
| ■ Development | ■ Management |

Commercial Management

We currently handle a mixed portfolio which includes shops, offices, factories and warehouses. The service covers:

- | | |
|--|---|
| ■ Rent collections | ■ Advice on Lease Renewals and Rent Reviews |
| ■ A dedicated management department providing monthly or quarterly statements detailing income and expenditure utilising a new computer system and specialist CFP software | ■ Repairs and improvements |
| | ■ Advice on Schedules of Condition and Dilapidations |
| | ■ Dealing with day to day queries from clients or tenants |



Development Appraisals

Our Development team acts on behalf of landowners and developers on a wide range of projects, as diverse as a single house to large scale development projects, conversions of historic buildings to apartments, and appraisals of brownfield sites. Our specialist expertise, including residential development, enables a full appraisal to ensure the maximum value is achieved.

- Clients ranging from housebuilders, national charities, numerous housing associations, supermarket chains to small local builders and investors.
- Advice on current market value and price trends
- Site identification: we will liaise with landowners, planning consultants and local authorities to identify land with potential for development.
- Planning applications: we will advise on outline and detailed planning applications, and help secure the most financially viable permission
- Purchaser profiling: choosing the best developer to suit a particular site
- Comprehensive marketing advice, including a methodology to maximise site value
- Presenting alternative development options
- Advice upon the most suitable method for marketing, including brochure design/ procurement and advertising, etc and administering a sale by tender process, where appropriate
- Negotiation of sales by Private Treaty through to completion
- Site optimisation: by drawing on our local knowledge and research data, and by conducting viability studies and analysing local competition, we will advise developers on the best use of the land to achieve the optimum value for the development.

To contact us...

Call Yvonne Callow on 0121 422 4011 (option 3) and we will make arrangements to carry out an inspection as soon as possible. Likewise, if we have already inspected your property we can make arrangements to place it on the market.

Alternatively, Dawn Davies BSc (Hons), MRICS, FARLA *can be contacted direct on 0121 506 6953 or email: dawndavies@scriven.co.uk*

Don Scriven BSc (Est Man), FRICS *direct line 0121 506 6960 or email: donscriven@scriven.co.uk*

Scriven & Co. Commercial Department

Estate House, 821 Hagley Road West, Quinton, Birmingham B32 1AD

Tel: 0121 422 4011 (Option 3) *Fax:* 0121 423 2741

Email : commercial@scriven.co.uk

Visit our website: www.scriven.co.uk

Department Opening Hours: Mon-Fri 9.15am-5.15pm

