

## Desktop Report - Example

**Name of Client:** Mr Jones  
**Property Address 1:** 123 High Street  
**Property Address 2:** Anytown  
**Town:** Major City  
**Postcode:** M61 2QP

**Location:** The premises are situated on the outskirts of the City Centre in an area dominated by industrial units. Nearby occupiers include ABC Ltd, XYZ Ltd and BAC Ltd. The premises are conveniently located for access to the M3, and the Ring Road (A616) is situated within a 5 minute drive

**Description:** The unit appears to comprise a single storey warehouse which according to the District Valuer Records extends to 5,000 sqft (464 sq.m) to include an internal office of 300 sqft (27.8 sq.m). We understand there are 3 parking spaces reserved to the Title and that loading is via the common access central yard shared with the adjoining occupier. The premises appear to be steel framed and clad with profiled metal sheeting.

**Comparables:** We have researched the market and have found comparable evidence supporting rental values of circa £4.50 per sqft with 3 lettings having concluded in the past 6 months of similar properties within ½ mile. In terms of yield, we have found sales of circa 8% based on a 3 year lease to local covenants, dropping to 7% for stronger lease terms and price comparables. Capital values for vacant units are running at circa £100 per sqft for vacant units.

**Planning:** We have undertaken online searches and the property has no outstanding applications

**Tenure:** We have taken an online Land Registry search and note the property is Freehold in tenure

**Commentary:** The premises comprise a vacant modern warehouse, circa 3 years old located in a prominent area which would appeal well to the markets. We feel a reasonable marketing period would be 6 months to achieve a disposal

**Caveats:**

This advice is based on a desktop option and is not a formal valuation option. It cannot be relied upon for any purpose other than to offer guidance. We have assumed the property is in reasonable condition and has no defects. As we have restricted information we reserve the right to amend our appraisal based on a full internal inspection.

**Opinion of potential realisations:**

Based on the above we would report figures in the regions of £95 to £105 per sqft, giving a potential realisation of £475,000 to £525,000.

**Signed**

**Landwood Group**

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