



Remove, Defer, Reduce, Mitigate and Manage your Rates Liability

“Experts in Rating for the last 25 years, we provide a friendly, highly personalised, professional service, ensuring, through clear strategies, that your Business Rates remain minimised”

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maughan mitchell
chartered surveyors



The Maughan Mitchell difference is we provide a highly personal service. Every client benefits from Director level advice, from an experienced, RICS qualified, specialist 'Empty Rates' surveyor. You will find our advice easy to understand and also find us on hand whenever you need support. Simply put, we are attentive to your needs and our expertise will ensure the very best results, with clear reporting and the minimum of fuss.



Tailor-made Strategies and Solutions

Whether you are a commercial property occupier with vacant space, a developer, property owner or fund, we can help you.

Our comprehensive service covers vacant buildings and sites, development sites with or without existing buildings, derelict and semi-derelict buildings, mothballed or subject to re-development.

Our advice is tailored to your needs, based on a thorough review of your current and potential future Rating Liabilities, including a detailed review of each of your sites and all relevant issues.

There are many different tactics that we can employ to reduce or even remove an Empty Rates Liability. From experience, each site and liability needs its own bespoke minimisation plan, based on the specific circumstances. We work closely with all our clients to ensure that all opportunities to 'Remove, Defer, Reduce, Mitigate and Manage' rates liabilities are thoroughly explored.

Empty Rates, as a specialist discipline within the area of Business Rates, is governed by ever changing legislation and case law, with rates charges often being contrary to common sense, being based on how buildings could be rather than how they actually are. We naturally ensure we keep up to speed with the changes, to ensure our strategies always produce the very best results for clients.

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Client Care and Attention

Our clear focus is on providing a highly personal service. The fact we are a small niche firm, not answerable to shareholders or chasing targets, allows us to focus on you and give you the service you deserve.

We always remain in close and regular contact with our clients and report in a format and at a frequency to suit you. We will work closely with you and always keep you fully updated as we undertake and progress work for you.

Your surveyor will be highly responsive to you, available to answer any Business Rates or other property related questions you have.

Informal advice, through to Formal Instructions and Case Conclusion

Where you have no current or imminent exposure to an Empty Rates liability, we can provide 'pre-liability' advice, after which we would keep matters 'under review' for you.

Keeping a case 'under review' enables us to keep an eye on a rates position for you and be prepared to take appropriate action to assist you, at short notice. There is no fee commitment in this situation, unless otherwise agreed.

Where you do have a current or imminent Empty Rates liability, we would provide the necessary advice and look to agree formal instructions to act for you.

We will keep you fully informed as progress is made on a case and as we reach conclusion we will report clearly and concisely, outlining the discussions which have taken place, explaining clearly the financial implications and making recommendations where appropriate.

Where it becomes necessary to proceed a case to Valuation Tribunal, or further with the court system, we would outline the position to you fully, with our advice and only proceed with your express approval.

Our fees are generally performance related, whereby fees are payable where we can demonstrate rate savings, unless agreed to the contrary with the client.

Empty Rates is a complex discipline, but as specialists an area we fully understand, inside out. By providing a bespoke service, adopting the best strategies for each individual site and taking a proactive and imaginative approach, we ensure the very best results are secured for clients.

We are dedicated to ensuring your Business Rates are minimised and remain so long term.

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Business Rates and Lease Advice Specialists



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RICS

Regulated by the RICS