



Commercial Services



RICS[®]

Regulated by RICS

watsons

Passionate about property since 1890



Commercial Services

Our Approach

Our commercial specialists have years of experience in the property market, working across East Anglia and the Midlands.

Our Commercial Chartered Surveyors offer both businesses and individuals a reliable and comprehensive service across all sectors of the market.

We value everything from small shops to industrial units and warehouses, as well as multi-let industrial estates, development land and property portfolios. We also work alongside leading property lender valuation panels.

With so much to consider, Watsons will take the time to assist you from the start by providing honest and reliable service. We recognise that this is likely to be one of your biggest investments. Whether you are a first-time owner or an experienced investor, you can trust our guidance.



A huge thank you to the team for getting my valuation report to me so quickly, and with such comprehensive information!

Mr O, Norwich

— Feefo 5 Star

Property Management

We manage a diverse range of commercial properties and our services include the management of assets on behalf of owners – negotiations for new leases, lease renewals and rent reviews, collection of rents and other income, service charge budgeting and administration, plus immediate and adapted response to issues.

Our extensive range of services are tailored to you, the client to ensure you get the best experience out of Watsons and feel at ease with your property management.

A pro-active property management service enables property owners to achieve the maximum long-term value from their investment.

Our comprehensive, tried and tested management system is tailored to the specific needs of our clients and the property.

Whether it is individual buildings or a portfolio, multi-let offices or retail park, Watsons experience extends across the East of England and Midlands working for a wide variety of clients including family trust held investments and overseas investors.

Our bespoke service includes:

- Collection of rent and other income
- Service charge budgeting and administration
- Fulfilment of each party's lease obligations
- Compliance with legal requirements
- Monitor of the property's long-term performance
- Identification of opportunities for improvement.

Business Rates

Business rates are a property occupier's tax calculated using a simple formula: rateable value x Uniform Business Rate (UBR).

The UBR is set by Government and cannot be challenged, but rateable value is reassessed every five years, and ensuring that this is correct and fair can have a major impact on business profitability.

Watsons regularly advises on whether they should be contesting a reassessment. Based on our experience, extensive database, and knowledge of the commercial property market, if we recommend that an appeal is merited, we then undertake negotiations with the Valuation Officer on a client's behalf.



Competitively priced, thorough and professional. I would be more than happy to use them again.

Local Authority, Essex

— Feefo 5 Star

Landlord and Tenant Services

Here at Watsons we can act on behalf of both landlords and tenants to advise and undertake negotiations in relation to rent reviews and lease renewals for commercial property across the region.

Due to our extensive experience in the commercial property sector and our high-end technology solutions, we have access to a large database of transactional records.

This enables us to present the best case possible, ensuring the ideal outcome for our clients. We can also act as expert witness on a wide range of commercial property matters.

Valuations

At Watsons, the customer comes first. We pride ourselves on providing a professional service to ensure we can provide an accurate and detailed appraisal for your property.

With a long history as a leading property firm and access to comprehensive market data, our team of RICS Registered Valuers can provide accurate, reliable, and impartial property valuations on a wide range of commercial properties, for a diverse range of purchasers.

Watsons always considers local insight and regional practice as well as current trends. We do this to offer you the most accurate market value for your property.

Schedules of Dilapidations

Watsons act for both landlords and tenants to create both interim and terminal schedules of dilapidations, outlining repairs required either during or at the end of a lease.

We can issue Notices to Repair, as well as Claims Diminution in Value of a property under Section 18(1) of the Landlords and Tenants Act. As with everything we do, we are governed by the protocols of the Royal Institution of Chartered Surveyors.

WHY CHOOSE WATSONS?

Choose us for your commercial needs and we will guide you through your commercial options and provide you with a service that leaves you feeling confident in the knowledge that our experts will take care of you, whatever your commercial needs may be.

You can rest assured that you are in safe hands when appointing Watsons to manage your commercial needs as our service provides flexibility and is tailor-made for the client.

Our commercial team will be able to offer you advice throughout your experience with us, going beyond to ensure you are happy.

For your peace of mind, the firm and all our services are regulated by the Royal Institution of Chartered Surveyors (RICS) and their client money protection scheme.





Watsons Property Group Limited - Services

Watsons has a proven track record of providing the very best client care and the testament to this is the fact that a large percentage of our clients have been with us over many years and the testimonials we received. Every member of the team is encouraged to 'go the extra mile', by delivering more, adding value and exceeding the expectations of our clients. Watsons is a firm of independent property professionals. Established since 1890, Watsons is a multi-disciplined firm providing residential and commercial property services covering sales, management, lettings, valuations, surveys and a range of specialist professional services.

Our Head Office is Norwich based, but our services extend over a wider geographical area. It is through our local knowledge of the areas we operate in and our experience of property that we have built a positive reputation in the industry.

The firm and our employees are members of professional and regulatory bodies. These include:

- Royal Institution of Chartered Surveyors (RICS)
- National Association of Estate Agents (NAEA)
- Association of Residential Letting Agents (ARLA)
- Association of Accounting Technicians (AAT)
- Chartered Institute of Personnel & Development (CIPD)
- Chartered Institute of Marketing (CIM)
- Institute of Residential Property Management (IRPM)
- Association of Residential Managing Agents (ARMA).

We are able to offer property services including:

- Block & Estate Management
- Building Services
- Lettings & Property Management
- Residential Sales
- Valuation & Survey Services
- Commercial Services.





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