

# PROPERTY REPORT

**West Hampstead  
London NW6**



**FOR**

**Mr J**

**Prepared by:  
INDEPENDENT CHARTERED SURVEYORS**

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## **INTRODUCTION**

We have been asked to inspect and prepare a Report and Schedule of Condition for a commercial property West Hampstead, London NW6.

This Report is to be read in conjunction with the Schedule of Condition.

## **SYNOPSIS**

## **SITUATION AND DESCRIPTION**

This is a Leasehold property situated on the lower ground floor and upper ground floor of a five storey Victorian terraced property in a row of similar buildings.

The front of the property sits directly onto the road. The rear sits adjacent to its own courtyard.

The upper floors of the property are residential accommodation and have their own separate access (front right hand side door; all directions given as you face the property). We have had access to the top floor flat to view within the roof and through the sky light at the front roof.

We believe the property to have originally been built around about the late Victorian era. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

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# SUMMARY OF CONSTRUCTION

## MAIN BUILDING

### External

Chimneys:	One brick chimney
Main Roof:	Mansard roof, clad with slates
Flat Roof:	To dormer window
Parapet Walls:	Two brick parapet walls
Gutters and Downpipes:	Cast Iron / Plastic
Soil and Vent Pipe:	Cast Iron
Walls:	Flemish Bond (assumed) repointed in cement mortar with stone square bay windows with a painted timber shop front at ground floor level
External Joinery:	Timber framed fully glazed shop front timber and frame sliding sash windows

### Internal

Ceilings:	Painted plasterboard (assumed)
Walls	Painted plasterboard; possibly tanks at ground floor (assumed)
Floors: Lower Ground Floor:	Solid and firm underfoot, assumed concrete
Upper Ground Floor:	Joist and floorboards (assumed)

### Services

We believe that the property has a mains water supply, drainage, electricity and gas. There is a 1990s fuseboard located on the lower ground floor office and the boiler is located on the same floor in the staffroom/kitchen area.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

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## EXTERNAL PHOTOGRAPHS



Front View



Rear View



Street View

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# **ACCOMMODATION AND FACILITIES**

## **Lower Ground Floor**

### **Front of House**

- Two treatment rooms
- Wide corridor with further treatment area
- Clients Toilet
- Outside courtyard

### **Back of House**

- Office and store
- Staffroom/Kitchen
- Staff Toilet
- Under stair storage

## **Ground Floor**

### **Front of House**

- Open plan salon
- Colour Room to rear

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# **REPORT FORMAT AND INFORMATION**

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

## **PHOTOGRAPHS**



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area.

## **ACTION REQUIRED AND RECOMMENDATIONS**

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

## **MARKET VALUE**

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

## **EVERY BUSINESS TRANSACTION HAS A RISK**

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

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## **AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?**

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

## **SOLICITOR/LEGAL ADVISOR**

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

## **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

## **OUR AIM IS ONE HUNDRED PERCENT SATISFACTION**

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

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## **EXECUTIVE SUMMARY**

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 100 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When purchasing the lease on a shop we believe there are three elements you need to consider, these are:

### **The Business**

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

### **The Lease**

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease; known as an FRI Lease.

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## **The Property**

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it.

Generally we found the beauty salon in slightly below average condition; however, there are several specific issues that you will need to come to agreement on before we would recommend a lease is taken / which need to be resolved.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

## **The Good**

*Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!*

- Located close to West Hampstead station and will therefore have associated passing traffic.
- Established business; although we have not seen the books relating to this and are not carrying out a valuation.

We are sure you can think of other things to add to the list.

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## The Bad

*Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.*

### 1) Chimney – High Level Work

There is spalling (deteriorating) brickwork due to the use of cement mortar. The bricks are built of a relatively soft red brick which is affected by the use of the cement mortar.

**ACTION REQUIRED:** We believe that proper repointing in an appropriate lime based mortar will be required in the next few years. Whilst the work itself is not very expensive scaffolding or access to it will be.



Close up of chimney with red spalled brickwork wrongly repointed in cement mortar

**ANTICIPATED COST:** We would expect costs to be in the region of £5,000 to £10,000 to gain access and carry out the work. Please obtain quotations. Also, please see our other high level work which should be carried out at the same time. This is likely to be a shared cost.

### 2) Roof – High Level Work

Along with the chimneys there is other high level work that needs doing, which we have put under the term roof. This includes the re-securing of flashings and replacement of slates, together with repairs to the parapet walls and flat roof. The parapets are weathered and they need repointing as well.



Slates need replacing/re-securing

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**ACTION REQUIRED:** Specifically we would recommend that the flat roof is re-covered in a high performance felt and for the long term durability of the parapet walls they need to be repointed in an appropriate mortar, not a strong cement mortar as they have been at present.

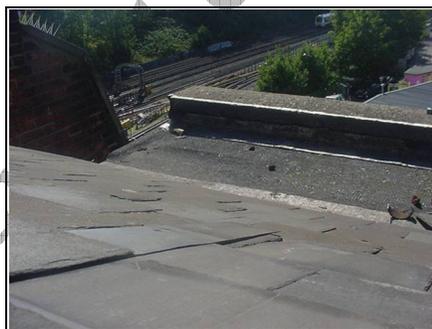
**ANTICIPATED COST:** Costs in the region of £5,000 to £10,000. Please obtain quotations. This is likely to be a shared cost.

### 3) Low level flat roof

There is a low level flat roof to the front of the property. We can see there has been what we would class as temporary repairs using a product called Flashband, which is a sticky backed lead/tar.

**ACTION REQUIRED:** The roof needs inspecting and we would be happy to comment if photos are taken. We were unable to access it with our ladders as it was too high.

**ANTICIPATED COST:** We can only assume the entire roof will need re-roofing. We would expect costs to be in the region of £3,000 to £5,000, assuming that there are no major repairs and the decking does not need replacing. Please obtain quotations.



Flat roof



Flashband repairs to flat roof

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#### 4) Wet rot to the timber

We were able to find at lower ground level some wet rot, particularly to the rear of the property. We would anticipate similar wet rot is present higher up which has simply been painted over, as in this instance. This needs repairing properly.

**ACTION REQUIRED:** You need to cut out the areas of wet rot, repair, prepare and redecorate.

**ANTICIPATED COST:** We would expect costs for basic repairs to be in the region of £2,000 to £4,000. Please obtain quotes. Again, unfortunately the problem will be access.



Wet rot above entrance door

#### 5) Gutters and Downpipes

The gutters and downpipes have suffered from DIY repairs or no repairs at all and we can literally see plants growing out of some of the downpipes. We can also see staining at high level.

**ACTION REQUIRED:** A general overhaul of the gutters and downpipes.

**ANTICIPATED COST:** In the region of £500 to £1,000, assuming this can be carried out off ladders. This is likely to be a shared cost. Please obtain quotations.



Plant in one of downpipes in rear

## **The Ugly**

*We normally put here things that we feel will be difficult to resolve and will need serious consideration.*

There is nothing which we feel falls within this category, although we would comment that very little work has been carried out on the external of the property for many years and the situation cannot continue. An agreed budget needs to be made for the property. We would suggest it is based upon this report, but we would also comment that there are areas within the property that we have not seen or been able to inspect closely, such as the windows at high level, the soil and vent pipes and gutters and downpipes at high level and also the rear roofs in general.

It is also the high level work that is always avoided in these properties, due to the cost and expense of scaffolding and that needs to be resolved.

## **Other Items**

Moving on to more general information.

### **Electrics**

Whilst we have carried out a visual inspection of the electrics we also need to advise you of the following:

**ACTION REQUIRED:** As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

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## **Maintenance**

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

We have also identified in the Schedule of Condition that redecoration is required throughout. This is a standard and typical full repairing and insuring lease requirement. If it is not carried out by the present owners then you will, at some point, have to fund this cost yourself.

## **Estimates of Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables, such as the cost of labour. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

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## **SUMMARY UPON REFLECTION**

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

With the negotiation of the Lease at this point in time it is the perfect time to bring to the Landlord's attention the deterioration at high level that is occurring. The poorly/wrongly carried out repairs have also accelerated this problem, also the associated danger.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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## **LIMITATIONS**

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise us.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

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If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

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