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The Property Management Team

Property Management

Property Management for the Commercially-Minded Landlord

We manage a portfolio of largely commercial property for individuals, property companies and Trusts.

We have a wealth of experience within the Property Management department in addition to Gully Howard as a whole, and can provide first class knowledge on positive property management.

- Planning opportunities
- Market requirements and trends
- Physical improvements, development and regeneration

Clients enjoy the comfort of the RICS Clients Money Protection Scheme and strict adherence to the RICS Members' Accounts Regulations

Choose from a range of services to meet your individual needs:

- Rent invoicing, collection and early client payment
- Service charge collection
- Issue of quarterly statements
- Preparation of expenditure budgets
- Contractor appointment through tender selection
- Maintenance programme design and implementation
- Negotiations of Rent Reviews and Lease Renewals
- Marketing of Vacant units
- Preparation of regular portfolio valuation



Managing a rent roll approaching £1,000,000 per annum, Gully Howard Chartered Surveyors provides an effective route for landlords to maximise income through rent collection, rent review and lease renewals and planning gain.

Landlord & Tenant - the devil's in the detail *make sure you know what the small print means!*

A happy landlord and tenant relationship relies on each having knowledge of their rights and exercising these in an intelligent and informed manner.

The use of evidence and in-depth understanding of Landlord and Tenant Law helps us provide robust, professional advice and reach agreements beneficial to our client and soundly based on fact, helping to avoid contention and, ultimately, cost.

Gully Howard's in-depth involvement in the commercial market place provide specialists with the most up-to-date and complete understanding of the commercial environment.

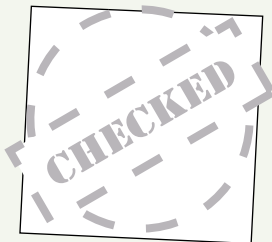
Advice given on:

- Rent Reviews ● Sale and Lease-back arrangements ● Lease Renewals ● Preparation of Schedules of Condition ● Dilapidation Claims ● Compensation settlements

The particular terms of your lease can impact enormously on both rental values and your obligations.

Gully Howard is pleased to offer: A FREE LEASE HEALTH CHECK

Bring a copy of your leases to any of our offices and we will report on its impact on you and your negotiating position - **initial advice and report is without a charge.** The report will include actions you might take (and specific actions you should avoid) to improve your position.



Offer valid until Sept. 2006

THIS VOUCHER ENTITLES YOU TO A FREE LEASE HEALTH CHECK

Please phone our office on 01983 822555 to make an appointment and quote 'Free Lease Health Check' or present this voucher when you come in.

Gully Howard Chartered Surveyors 62 High Street Newport IW PO30 1BA Tel: 01983 822555

