

CAPITAL ALLOWANCES - UNLOCKING THE TAX SAVINGS IN YOUR COMMERCIAL PROPERTY

“
A capital allowance claim can reduce your tax liability and possibly generate a tax repayment for previous years.
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WHO CAN CLAIM?



Capital Allowances are available to companies, individuals, partnerships and trusts which own commercial property (freehold or leasehold).

Capital Allowances are a valuable tax relief available on qualifying substantial expenditure, incurred on fixtures within commercial buildings and plant and machinery used in the course construction, fit-out, refurbishment or extension.



Care Homes



Offices



Industrial Properties



Furnished Holiday Lets



Hotels & Guest Houses



Pubs and Restaurants

Did your commercial property cost more than £300k?

What capital items can I claim?



Did you know?

There is no time limit to make a claim on historic expenditure - subject to you proving your entitlement

Also viable are integral features:

- Cold water systems
- Space heating systems
- Water heating systems
- Ventilation systems
- Electrical systems etc

WHEN TO SEEK OUR SPECIALIST CLAIM SUPPORT?

Typically, the scenarios in which we advise our clients on their capital allowance entitlements include:

- ✓ Property developments
- ✓ Refurbishments and renovations
- ✓ Property financing/ refinancing
- ✓ Retrospective reviews of property holdings
- ✓ Acquisitions and disposals

By leveraging our expertise in this field to identify your eligible assets and relevant expenditure, we offer:

- ✓ A comprehensive approach to identifying and valuing plant, machinery, buildings and related expenditure
- ✓ Detailed consideration of related ancillary costs linked to qualifying expenditure
- ✓ Application of our extensive knowledge of relevant legislation and case law to each project on a tailored basis, dependent on the nature of the development project(s)
- ✓ A personalised service designed to provide significant value in the form of tax relief far in excess of any associated time or financial costs.
- ✓ Advice in relation to the best use of capital allowance claims.
- ✓ Full inventory reports & site surveys
- ✓ A robust Capital Allowance claim with submission and liaison with HMRC on your behalf

CAPITAL ALLOWANCES – VALUE

- ✓ If there are unclaimed capital allowances in any of your commercial properties, you will receive a tax refund.
- ✓ You will receive an income tax refund if you own the properties personally and a corporation tax refund if you own the properties in a company.
- ✓ For example, if we identify £100,000 of expenditure qualifying for capital allowances, this will result in approximately £19,000 of corporation tax savings or a £40,000 personal tax saving.

CASE STUDY



The company had acquired 5 commercial properties (freehold and leasehold interests) over several years.

The properties were a mixture of car dealerships & workshops with office space. Several of the properties also had extensions.



In total, over £7,300,000 was spent on the acquisition, construction and alteration of the properties.



Our survey covered all 5 sites and were able to identify over £1.4M of expenditure which qualified for capital allowances.



As a result of our findings, the company's tax saving was over **£280,000**.

MAKE YOUR CAPITAL ALLOWANCE CLAIM WITH BLUE COMMERCIAL

Our team of qualified specialists with diverse experience and multidisciplinary construction, engineering, surveying, accounting and tax advisory skills, leverage their expertise to maximise claim values for our clients.

Throughout the expenditure review process, we will work closely with you to identify all qualifying expenditure. We take care of all the heavy lifting, so that you can focus on your core business activities.