

Are you paying too much Property Service Charge?



How do I know if I am being overcharged...?

Commercial property landlords frequently invoice their tenants for a share of the service charge costs to cover common area services such as repairs and maintenance, security and staff costs etc.

Many occupiers take these invoices at **face value** and pay them without really understanding exactly what services they are getting for their money and whether the invoices are **even legitimately** due from them!!

Your lease is the document that determines how much you should pay towards each of the common area expenses, however, landlords And tenants **frequently disagree** on the interpretation of leases.

A code of practice has been brought in by the RICS (The Royal Institution of Chartered Surveyors) to try and reduce the number of disputes in this area. This excellent resource is available FREE online at:
www.servicechargecode.co.uk.

Despite the introduction of the RICS code of practice, many tenants are still being overcharged!

Who are McNeil Commercial?

Here at **McNeil Commercial**, we act on behalf of tenants in relation to service charge matters.

Founded in 2009, **McNeil Commercial** is authorised and regulated by the **RICS** and carries professional indemnity insurance so you can instruct us with **complete peace of mind**.

The principal **Jamie McNeil** has represented a large number of commercial property landlords over the last 15 years and has **extensive experience** in the setting up and running of **service charges** and dealing with service charge disputes.

This experience gives us **unique and valuable insight** into common landlord practices and allows us to provide tenants with the **best possible advice** on service charge matters.

What do you charge?

Our Fees for our service charge consultancy service will depend on your situation but are generally as follows:

For an initial review of your lease and the appropriate service charge budget/certificate and for providing a recommendation on whether to challenge or not we charge an hourly Rate subject to an agreed initial cap.

Once we have completed the initial review the decision to challenge a service charge invoice rests with you the client. Should you require us to proceed with challenging the landlord our challenge costs are on a time charge basis or an incentive fee basis of 30% of savings achieved.

Who can I ask about this?

Speak to your solicitor, accountant or other professional advisor and if you prefer, ask them to contact us to discuss our service. We are happy to work alongside your other professional advisors and do not cross sell.

Contact us today:

Tel: **01225 427 267**

or : **07914 245 609**

Email : info@mcneilcommercial.co.uk

The earlier you act, the quicker you save!

MCNEILCOMMERCIAL

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