



### DID YOU KNOW?

When a commercial property is vacated, there is a period of exemption from paying business rates.

This is usually three months, although this can vary depending on property type, size and location

## VPS RATES MITIGATION

### BACKGROUND

Business rates are a substantial burden on a business, restricting investment and impacting on profitability. When a commercial property is vacated, there is a period of exemption from paying business rates. This is usually three months, although this can vary depending on property type, size and location. After this period, the ratepayer can become liable to pay these rates again, even if the property remains unoccupied.

Some commercial property owners, especially those with properties in the industrial sector, have seen their rates bill increase significantly; some may have had no option but to consider demolition.

### BUSINESS CASE

Holding vacant property is a drain on resources. Not only is there a lack of income, the costs associated with empty commercial property such as increased insurance premiums and security along with ever rising business rates increase the problem for commercial property owners.

### KEY FACTS – BUSINESS CHAIN



## HOW VPS CAN HELP

Working in partnership with our national partner, Vacant Space Management (VSM) Ltd, VPS takes complete ownership of the process. We provide ethical and cost effective solutions for commercial landlords to mitigate holding costs and create income in empty buildings.

If the correct measures are put in place as soon as a building becomes empty then these savings can be achieved.

### VPS CAN HELP:

- Reduce bottom line property costs and maximise the savings on rates bills
- Reduce the amount commercial property owners pay in rates
- Minimise exposure to liability

### DID YOU KNOW?

Empty Property Rates - The charging of full business rates on vacant commercial properties has been legislated since 2008

## THE VPS WAY

Our programmes are recognised as a legitimate way of mitigating empty business rates. They are a commercially attractive and socially responsible way to reduce the amount property owners pay in rates.



## CASE STUDIES

VPS, with its national partner, has helped clients make substantial reductions in the cost of void property. Here are some examples of savings on empty business rates:

Wembley (London) two vacant retail stores occupation arranged by two national charities until redevelopment process started.

**Saving: £162,000 per annum for two years**

Milton Keynes. 18,000 sq ft vacant space in office building. "Umbrella" charity installed that shared and managed use of building for charitable use.

**Saving: £237,000 per annum for two years**

Dartford (Kent). Installation of art exhibition in office units and storage in small industrial units. Charity occupiers were installed in the long term voids. **Saving: £197,500 per annum**

