



A **fresh**
perspective on
professional services

About us

Chandler Garvey is an award winning firm of commercial property consultants, with offices in Amersham, Aylesbury, High Wycombe, Marlow and Slough and is most active across the Chilterns, Aylesbury Vale and the Thames Valley, but also acts nationally for retained clients.

The owners, Alan Chandler and Michael Garvey, have more than 60 years of combined property experience and together with their hardworking team aim to provide owners and occupiers of commercial property with excellent advice and innovative ideas.

The more technical disciplines of valuation, lease renewal, rent review and general landlord and tenant matters, require a detailed understanding of the statutory legislation, case law and market conventions, as well as a thorough understanding of the market place and how the real world interacts with the hypothetical world.

Chandler Garvey has a wealth of experience dealing with professional services matters and aligned with our significant agency presence across the regional market, we are able to offer both landlords and tenants robust professional advice leading to excellent results. If these results can't be achieved through negotiation, we have the skills to progress dispute resolution proceedings that gives our clients the very best chance of being successful without being exposed to the risk of unnecessary costs.

Patrick Mellors
Divisional Director



“The renewal process can seem complex and intimidating for landlords and tenants and there are many potentially costly pitfalls, but with the right advice it can be a very smooth and straight-forward procedure.”

Patrick Mellors,
Divisional
Director

Michael Garvey
Managing Director



Lease Renewals

A renewal scenario arises at the end of a commercial lease and both landlords and tenants are faced with various choices regarding the renewal process that needs a strategic outlook and a thorough understanding of the statutory regulations and the market place..

If the lease is not being renewed then dilapidations and reinstatement are significant elements of the lease expiry process and often significant sums of money are at stake. We work with other professionals to deliver the best results for our clients in these circumstances.

Lease lengths are shortening and therefore lease renewals are happening more frequently and developing the right strategy around these is increasingly important.

Valuations

We undertake valuations for a wide range of organisations and our valuers are members of the Royal Institution of Chartered Surveyors and have a detailed understanding of the regulatory framework and work closely with agency colleagues to deliver accurate market based valuations.

Rent Reviews

Rent reviews are a rich source of case law and many disputes have arisen in the Courts. The hypothetical nature of rent reviews and the artificial world created by the assumptions and disregards is a minefield for all but experienced rent review surveyors and we have the skill and expertise to guide clients through this process.

Where a settlement cannot be reached by negotiation the lease will allow for the dispute to be resolved by Arbitration or Independent Expert and careful consideration is required regarding the choice of the dispute resolver given different market conditions. We have highly experienced surveyors that have many years of experience undertaking rent reviews and third party submissions to both Arbitrators and Independent Experts.

Business Rates

The burden of business rates is significant for commercial occupiers and we have a strong track record of successfully appealing against business rates liability across a wide range of property sectors.

Dilapidations

As mentioned under Lease Renewals, dilapidations arise at the end of the lease where the lease is not being renewed and for an unadvised tenant can lead to a financial liability far beyond expectations. Knowing the law and the practical impact of events in the market place are essential elements of a successful defence for a tenant, or a successful claim for a landlord. Our highly experienced surveyors are used to acting for both landlords and tenants and work closely with other professionals to achieve excellent results. Significant savings can be achieved by adopting robust valuation techniques in line with the statutory regulations.

Expert Witness Reports and Arbitration/PACT Proceedings

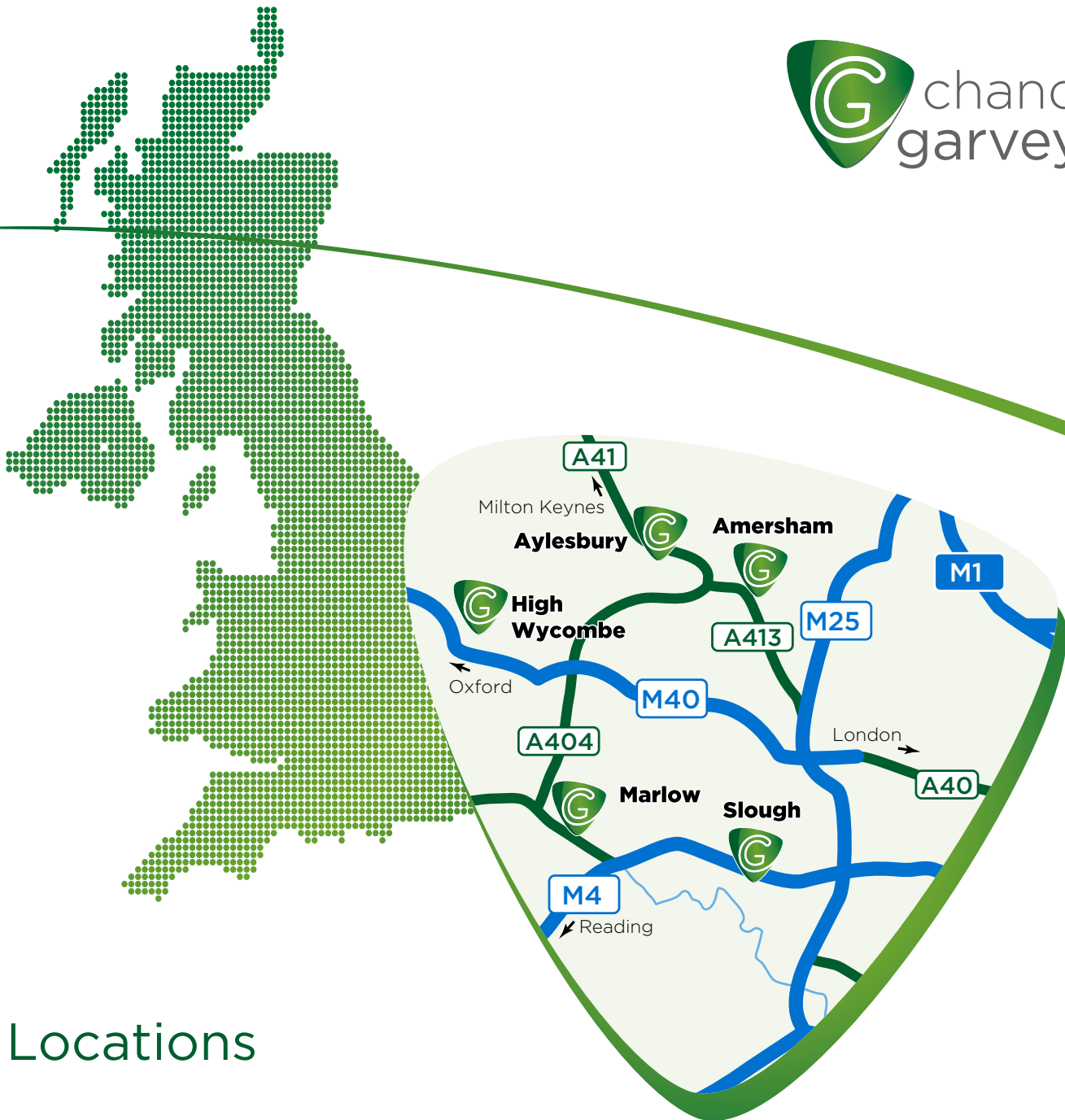
Expert Witness reports are required to support legal proceedings and our qualified surveyors have the knowledge and market credibility to undertake this technical work for a range of clients.

An Expert Witness needs to be a highly qualified and a technically able surveyor, with a strong market presence and credibility that can stand up robustly against cross examination in Court if required.

A good Expert Witness can achieve results for a client without the need for court proceedings, where the other side appreciate the strength and credibility of the case being made.

Michael Garvey is a member of the RICS Arbitrators Panel and a Fellow of the Chartered Institute of Arbitrators and is able to accept private appointments regarding rent review disputes and also appointment the Professional Arbitration on Court Terms (PACT) scheme for lease renewal disputes.





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