

# CASE STUDY

COMMERCIAL VALUATION + ADVISORY



## URQUHART OPTICIANS LTD

### PROJECT SUMMARY

Instructions received to undertake a property valuation for secure lending purposes.

### TEAM

Commercial Valuation + Advisory

### CLIENT

Urquhart Opticians Ltd

### LOCATION

16 Miller Road, Ayr, KA7 2AY

### DATES

November 2020

At Graham + Sibbald our clients trust us to deliver. We have long-term partnerships with many leading companies, organisations and public sector bodies, all of whom rely on our ability to add real value and deliver fast, professional services and consistently reliable results.

The high-profile of many of our clients demonstrates our long standing and the strength of our reputation. For example, as one of the UK's leading firms of Chartered Surveyors and Property Consultants, we act for many major building societies, banks and lending and financial institutions and practitioners.

Our client portfolio ranges from blue chip companies and local authorities to solicitors and single property investors to provide safe, reliable and trusted advice and support in everything we do.



Chartered Surveyors and Property Consultants

Find out more at [www.g-s.co.uk](http://www.g-s.co.uk)



#### KEY MESSAGE

Good communication and prompt production of the valuation report in line with Client requirements allowed for a timely completion of the project and property sale.

*“Having worked with Graham + Sibbald on a number of occasions, we required a prompt valuation of the property at Miller Road. Having identified that the property was right for our needs as a future Opticians practice, we needed a surveyor that understood our requirements and one that could undertake the work in a confidential and timely manner. Rosie and the team at Graham + Sibbald achieved this, and maintained positive and proactive communication throughout.”*

Peter Telfer, Managing Director, Urquhart Opticians

#### WHY G+S

Graham + Sibbald’s experienced Valuation and Advisory Team of RICS Registered Valuers provide trusted advice across Scotland. They carry out Commercial Property Valuations in respect of both Market Value and Market Rent covering a wide range of property sectors on behalf both private and public sector clients, working closely with our clients providing clear and concise valuation advice.

Working across multiple sectors, including the industrial, office and retail markets, Graham + Sibbald have an established presence across a number of specialist areas including; Hotel + Leisure, Petroleum + Roadside, Healthcare, Social Housing and Ports + Harbours.

#### APPROACH

With instructions received to provide a Valuation Report for Bank lending purposes, Urquhart Opticians Ltd were seeking to acquire the premises for potential purchase.

Graham + Sibbald Senior Surveyor, Rosie, attended the property to undertake the inspection. She discussed her findings with the Marketing Agent and thereafter provided a full Valuation Report.

#### KEY CHALLENGES

The main challenges faced stemmed from liaising with the Marketing Agent and awaiting a copy of the Deed of Condition in relation to the car parking available to the rear of the property.

#### RESULTS

The premises were on the market for approximately 8 to 9 weeks as at the date of sale and there was interest from other parties at the proposed acquisition price.

The Client was able to successfully purchase the premises and are now in the process of undertaking a series of refurbishment works.

#### Key contact:



**Rosie MacDonald**  
Senior Surveyor  
Rosie.macdonald@g-s.co.uk  
07803 896 974