



Professional
Services

The Commercial Property People

As the largest firm of chartered surveyors and commercial property consultants in the Yorkshire and Lincolnshire region, we are proud to say that we have been helping businesses and individuals with advice and services covering all aspects of commercial property for over 30 years.



Here to Help You

From rent reviews and lease renewals to valuations for pension funds and secured lending, our team of RICS Registered Valuers provides a wide range of professional services across the full spectrum of commercial property. Combining our commercial property experience with our commitment to delivering the very best outcomes for our clients has established PPH as the go-to agency for any matters related to commercial property in the region.

Why Choose PPH?

When you choose to work with PPH, you are choosing to work with a team that will take the time to fully understand your commercial goals and objectives, so that our service is perfectly aligned with your needs. This allows us to provide professional and pragmatic advice that never loses sight of your commercial priorities.



We are proud to have been named Yorkshire and Humber's most active agents by Estates Gazette for ten consecutive years and East and South Yorkshires most active agent for 2020, (Estates Gazette and Radius).

Advice You Can Trust

Whether you are a property owner, tenant, developer or lender, you can always trust PPH to deliver what you need. Working out of four office locations across the region, our experts use their detailed knowledge of the regional markets and their commercial property experience to offer tailored advice and solutions that are built specifically on the needs of you and your business.

From the moment you start working with PPH, we become your commercial property people. Our clients benefit from working with a team that has extensive experience working across all sectors of commercial property, including industrial, offices, retail and land. In addition, every instruction is led by a director who is a fully qualified member of the Royal Institution of Chartered Surveyors (RICS), each with more than 15 years' experience in commercial property.

Our Services

Whether you require commercial or residential valuations, or need your property portfolio reviewing to maximise the value of your assets, our RICS Registered Valuers have significant experience specifically dealing with professional matters for a client base that spans private landlords to national banks.



Rent Reviews

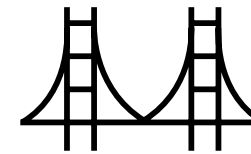
Commercial property rents change regularly and there are many factors that can affect the rental value of your property. Our chartered surveyors specialise in rent reviews and regularly advise both landlords and tenants in the negotiation of new rental levels at the date of review. We are also experienced in dealing with dispute resolution, where rent reviews cannot be agreed by negotiation. We can provide expert witness statements and advise clients through the third party process.



Lease Renewals

When it is time to renew a commercial property lease, we will work with you to deliver the very best outcomes. Our chartered surveyors liaise with solicitors to ensure that our clients are fully protected and our experience in dealing with court applications and procedures means that we can provide the best possible advice to achieve your goals.

Key Facts



Unrivalled regional knowledge.



Valuations

All valuations are carried out to the highest quality in accordance with the RICS Valuation Standards and our strong knowledge of the region's commercial property landscape ensures that you will be given the most accurate and relevant advice. Valuations are regularly provided for a variety of purposes, including secured lending, pension funds, taxation and more, these being undertaken on behalf of a wide variety of clients ranging from private individuals to pension funds and high street lenders.



Over the years, we have had dealings with many of the area's commercial property consultants, but we are pleased to testify PPH Commercial unquestionably stands out as the most efficient, professional & friendly by far."

Philip Greenwood, Managing Director, Stoneledge Plant & Transport



The Professional Services department services over 500 instructions on an annual basis.



Approved panel valuers for many of the UK's largest financial institutions.



PPH Commercial was established in 1990.



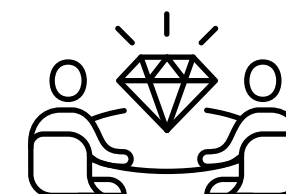
Schedule of Conditions

It's important to ensure that both landlords and tenants are aware of their responsibilities and liabilities for maintaining and repairing leased properties. Schedule of Conditions exist to support you with any dilapidations claims by documenting the condition of a commercial property as evidence, saving you time and money in the unfortunate circumstance that you are ever faced with a claim.

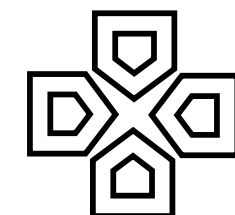


Business Rates

There are many factors to consider when looking at the rateable value of a commercial property. Our extensive experience working across a wide range of sectors means that we are able to fully appraise your rating liability and advise on the best course of action with a view to limiting your future liabilities.



Professional team backed by our award winning agency teams.



4 office locations providing regional coverage to East Yorkshire, South Yorkshire, North Lincolnshire and North East Lincolnshire.



Fully qualified RICS surveyors and Registered Valuers dealing exclusively with professional matters.



Professional Services

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Philip Brown
Hull & East Riding of Yorkshire

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Phil is based in the Hull office and heads the Professional Services department of the firm. He has more than 15 years experience in the provision of Red Book valuations for a variety of purposes, including secured lending, taxation and pension funds.

In addition, Phil also deals with a wide variety of Landlord and Tenant matters, acting for a variety of private and corporate clients, both from a landlord and tenant perspective, across all types of commercial property.

Specialist Areas

- Valuations
- Lease Renewals
- Rent Reviews
- Schedules of Condition



Duncan Willey
Lincolnshire

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Duncan is the Director in charge of the Lincolnshire offices, specialising in agency and professional matters including valuations, rent reviews and lease renewals, acting on behalf of a diverse range of clients, including national names, private landlords and tenants.

Specialist Areas

- Valuations
- Rent Reviews
- Lease Renewal
- Schedules of Condition

Tony Gravel
Lincolnshire and South Yorkshire

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Tony is based in the Scunthorpe office and oversees all professional work in the Lincolnshire and South Yorkshire regions, with a particular focus on valuation and landlord and tenant work. He is a property valuation and appraisal specialist who has been working in the region for banks and private clients for over 15

years, providing valuations for a variety of purposes including secured lending, inheritance tax and pension funds.

In addition, Tony is an Assessor for the Royal Institution of Chartered Surveyors and helps young surveyors working towards their Assessment of Professional Competence.

Specialist Areas

- Valuations
- Lease Renewals
- Rent Reviews
- Schedules of Condition
- Business Rates Mitigation



Ian Brooks
South Yorkshire

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Ian is the Director in charge of the South Yorkshire office, specialising in agency and professional matters including valuations, rent reviews and lease renewals, acting for a wide range of clients across all sectors of the market.

Specialist Areas

- Valuations
- Rent Reviews
- Lease Renewal
- Schedules of Condition





Talk to your commercial
property people

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Chartered Surveyors and Commercial Property Consultants