

Avire are national specialists in short term lettings and charity lettings for any type of business and commercial premises in the UK.

A number of our existing clients have vacant commercial property that has been on the market to let or for sale for an indefinite period. We regularly speak to our clients to ask about these vacant properties. We undertake due diligence and see if they would consider letting a charity use their property on a rent, business rates and service charge free basis.

Since 2010 annually we have worked with 100's of local, regional and national charities in helping them secure suitable premises to run their operations from.

This is a great opportunity for you to consider, a free commercial premises can be of great benefit to your organisation.

Please see www.avire.co.uk/testimonials for a selection of testimonials from charities who we have previously sourced properties for.

There are commercial advantages available to property landlords to lease their property to a charity on these terms.

Why would the landlord/property owner offer their property rent, business rates and service charge free to a charity....

The Landlords Benefits

- The landlord makes an 80%, 95% or 100% business rates saving on their property.
- A charity letting assists the landlord with their "Corporate Social Responsibility" by giving something back to the local community.
- An occupied property is a lot less likely to be broken into, vandalised or have squatters and saves the need for property guardians.
- Buildings insurance is a lot higher on vacant commercial property.
- If a long term paying tenant is found by the agent, the landlord can break the lease giving 3-months notice and the charity must vacate the premises.

The Exclusive Building, Thorpe Drive, Thorpe Way, Banbury, Oxon OX16 4UZ
tel. 01295 256338 e-mail: enquiries@avire.co.uk

WWW.AVIRE.CO.UK

Benefits to the Charity...

- You / your charity get the opportunity to occupy a property completely rent, business rates and service charge free.
- You / your charity sign a 1 to 3 year lease.
- The lease has a rolling 3-month Landlord and Charity break clause, so at any point you can contact us to request a break notice and you can vacate the property 13 weeks later with no tie in or redemptions.
- You / your charity pays no rent, business rates or service charge whilst you are the leaseholder.
- You / your charity only pay for utilities used whilst you are the leaseholder.
- If there is no interest to let the property long-term after your lease expires, a new lease will be offered to your charity.

Our involvement....

- Avire manage the whole process from start to finish for the landlord and the charity.
- Avire has undertaken their due diligence with the landlord/property owner to make sure that this property is suitable for a charity letting before it has been offered to you.
- Avire organise charity's viewings at the property to see if it is suitable for you / your charity.
- Avire organise all documentation so there are no legal fees incurred by the charity.
- Avire liaise with the local authority and assist the charity with completing the mandatory and discretionary business rate application forms.
- Avire manage all of the business rating matters for the letting.
- Avire charge a fee to the landlord for their services in managing the letting.

Next Steps....

We have offered this property to several charities in your area and will be undertaking a charity viewings day at the property shortly. If you are interested in attending a viewing to see if the property is suitable for your needs, please contact us for more details.

If you do not have any requirement for this property, would you please forward our email on to any charities you know of locally who may be interested and would benefit from our offer of free business premises to run their operation from?

If you have a different property requirement, or you know of a charity that is looking for a commercial property anywhere in the UK, please get in touch as we may be able to assist you in sourcing a commercial property on a rent, business rates and service charge free basis.

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