

MARKET SEARCH AND ACQUISITION

Kilpatrick & Co offer a market search and acquisition service, where we are retained to act on behalf of a client to identify possible relocation opportunities and properties meeting the client's requirements.

Our service is usually tailored to meet the particular needs of the client, but the general process is as follows: -

1. Establish search parameters, based on client's requirements, property type and required specifications.
2. Prepare a report on properties currently available matching such parameters as closely as possible, with asking prices and details of other costs, such as rates, service charges, etc.
3. Discuss the property list with client and shortlist the most suitable properties.
4. Arrange to inspect short listed properties with client and liaise with vendor's/lessor's agent.
5. Advise on negotiation tactics and carry out negotiations on selected short listed properties with vendor's/lessor's agent.
6. Agree heads of terms in liaison with client for the best terms available for a purchase or lease of the selected property.
7. Consider and plan relocation constraints and timing.
8. Liaise with client's solicitors over legal documentation and assist through to completion of transaction.
9. Obtain landlord's consent for any alternations/fit out works.

Fees

Our fees are usually charged in 2 stages, firstly a fixed fee as a contribution to our costs of preparing the initial availability report and thereafter, input from us is charged on a time and expenses incurred basis, as appropriate to the client's needs/wishes.

Should any additional services be required in connection with a relocation, such as, for example, a valuation, building survey, planning application, etc, these will be subject to a separate fee quotation if/as required.

To commission as Market Search and Acquisition and for a bespoke fee quotation, please email us at post@kilpatrick-cpc.co.uk or call us on the numbers below.

Swindon: Delta 602, Delta Office Park, Welton Road, Swindon, SN5 7XF. Tel: 01793 643101
Newbury: Festival House, 39 Oxford Street, Newbury, RG14 1JG. Tel: 01635 229030