



Looking for a **Better Investment Return?**



If you are a serious investor there are many good reasons why you should consider commercial property over other asset classes, like bonds, stocks and shares and buy to lets. **Here are just a few reasons to consider commercial property investment:**

- ✓ **Stronger income returns** - typically 5% - 9%
- ✓ **Tangibility**
Real estate is a physical manifestation of value
- ✓ **Potential for capital growth**
And hedge against inflation
- ✓ **Opportunity for enhanced income returns**
Through low borrowing rates
- ✓ **Opportunity to increase value**
Through active management

Advantages in comparison to residential investment:



- ✓ **Higher gross** and net income returns
- ✓ **No SDLT surcharge payable** on acquisition
- ✓ **Longer security of income** – commercial leases are on average about 7 years
- ✓ Commercial tenants generally responsible for insurance and maintenance
- ✓ **Less** day to day management
- ✓ **Reduced turnover** of tenants and rental voids
- ✓ Business tenants are usually **more objective** and operate in business hours
- ✓ Can be **purchased for pensions** using SIPP or SSAS vehicles



Property Investment

Hicks Baker can assist in the acquisition and management of commercial property investments.