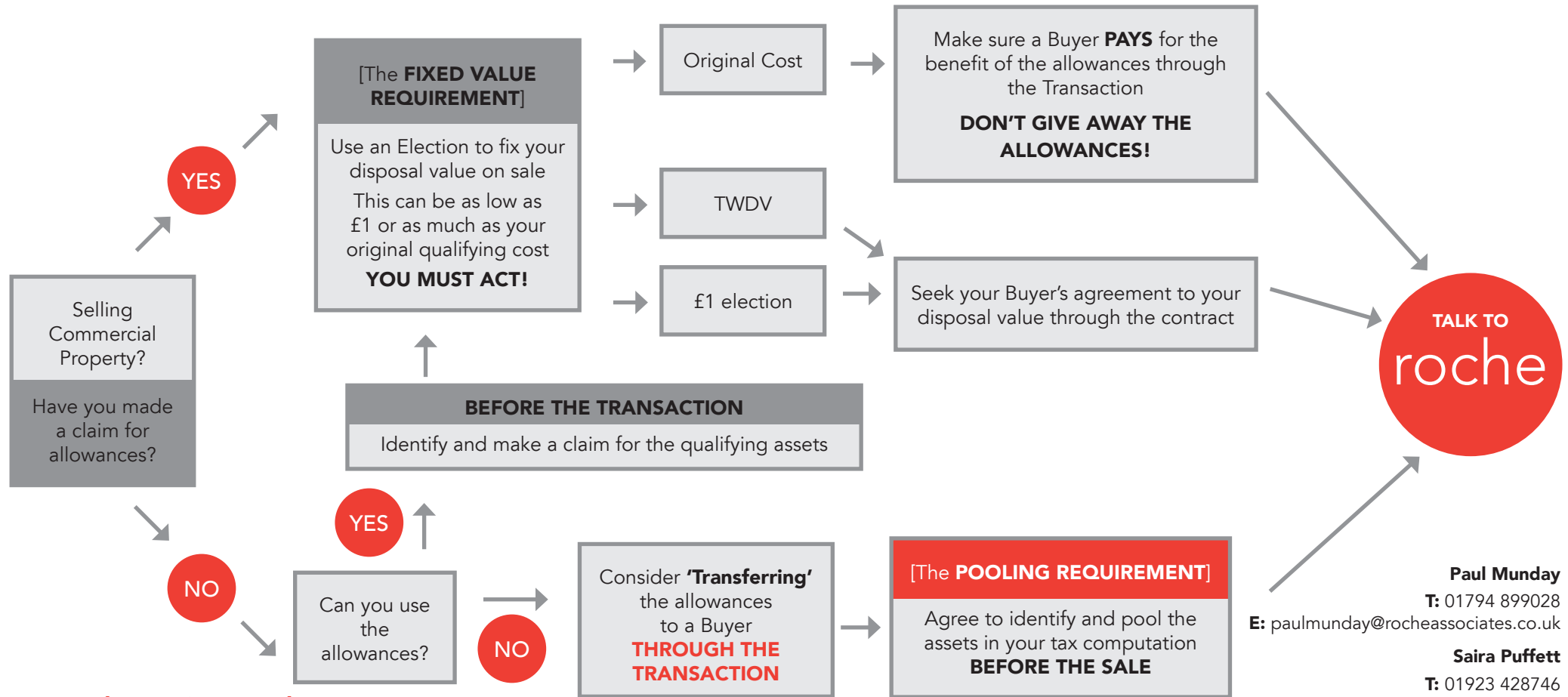


A SELLER'S PERSPECTIVE... POST APRIL 2014

Capital Allowances: New Fixtures Rules from April 2014

Claiming capital allowances on second hand commercial property has always been a complex affair, however from April 2014, additional requirements have been introduced which must be carefully considered during the transaction stage to protect the valuable allowances hidden within a property. The relief can be considerable, and the intricacies involved should be understood in order to protect its value.

Use our handy flow charts – from the Buyer's or Seller's Perspective – to consider your position, and remember **Talk to roche**



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FROM April 2014 – Key Points

- Make sure Capital Allowances are considered **BEFORE** the transaction is complete
- Take care to understand the value of the allowances
- As a Seller you could use an Election to retain the full benefit of the allowances
- Consider 'Transferring' the allowances to the Buyer through the transaction
- **IF YOU HAVE MADE A CLAIM DO NOT LEAVE THE TRANSACTION SILENT!**

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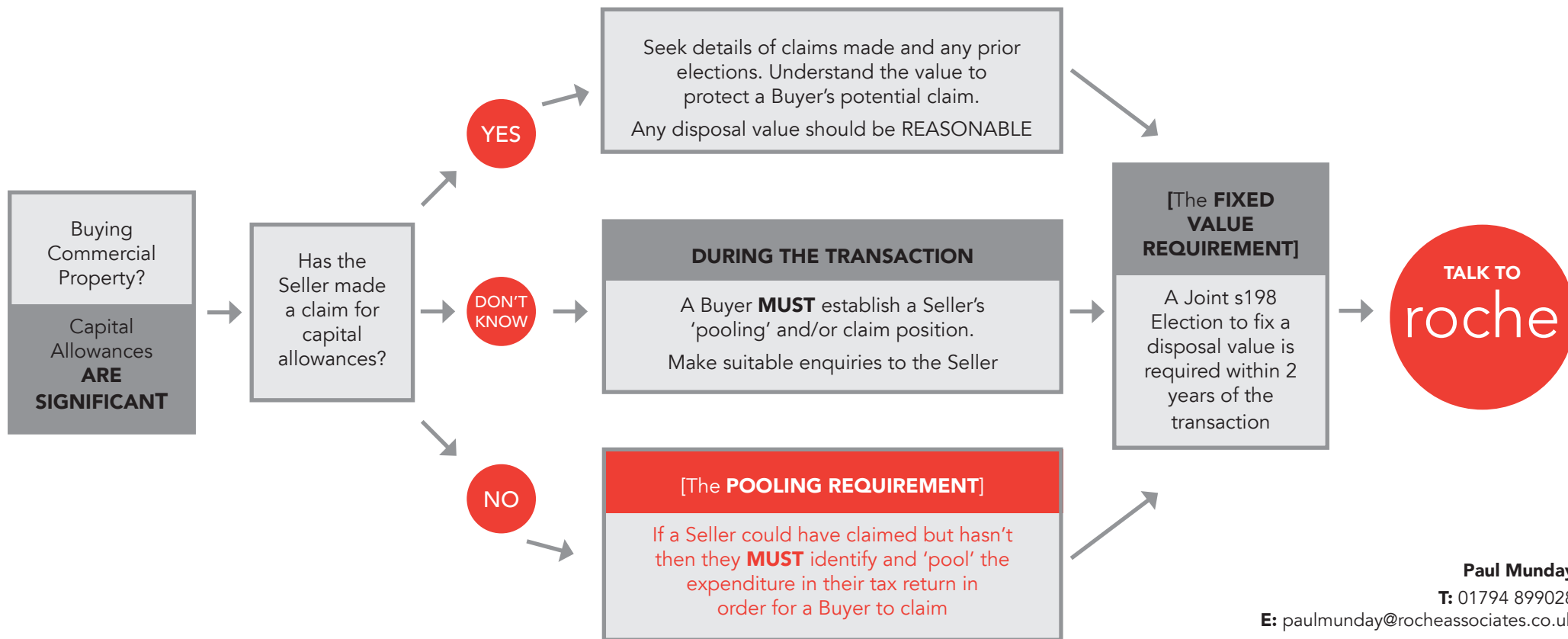
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A BUYER'S PERSPECTIVE... POST APRIL 2014

Capital Allowances: New Fixtures Rules from April 2014

Claiming capital allowances on second hand commercial property has always been a complex affair, however from April 2014, additional requirements have been introduced which must be carefully considered during the transaction stage to protect the valuable allowances hidden within a property. The relief can be considerable, and the intricacies involved should be understood in order to protect its value.

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FROM April 2014 – Key Points

- A Seller could use an Election to retain the full benefit of the allowances. Buyers should take care to understand the position **DURING THE TRANSACTION**
- The Pooling Requirement **AND** the Fixed Value Requirement **MUST BE SATISFIED** to make an onward claim
- Consider contractual provisions to compel the Seller to pool their qualifying expenditure
- Buying from charities, pension funds or local authorities could mean unrestricted claims

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