

Commercial Surveyors Busy in Manchester and Merseyside

Our work in the North West region has gone from strength-to-strength following Associate Partner [Jon Powell's move to Manchester](#).



Jon relocated at the start of 2023 to front Allcott Commercial's expansion in the region.

Since then, we have enjoyed growing our client network and taking on some fascinating commercial survey work in the Liverpool and [Manchester](#) areas.

Recent case studies include a [pre-acquisition survey](#) of a Victorian property in Liverpool, which had a ground floor used for retail, and two further storeys used as residential space. In keeping with the age of the building, we recommended several repairs to the roof and mortar-work, allowing our client to budget for repairs and remedy the damp found within the property.

In stark contrast, a [Manchester structural survey](#) took us to a recently refurbished office unit. We were able to help our client plan maintenance for the property over the next decade, recommending which works were required immediately and which could be done in the longer term.

We also visited another modern build, this time an [industrial unit in Runcorn](#), to carry out a schedule of condition for the incoming tenant, who wanted to protect themselves with regards to dilapidations liabilities. Similarly, a [photographic schedule of condition](#) for a warehouse tenant in Oldham was prepared to limit the liability of the tenant for items of dilapidation under the terms of the proposed lease.

At the other end of a lease term, we carried out a [terminal schedule of dilapidations](#) for a tenant leaving a large multi-storey office building in central Liverpool, successfully negotiating on the settlement on behalf of our client.