

Our Services

About Mere

Mere Commercial is a specialist leisure and commercial property consultancy based near Penrith, in the heart of Cumbria and on the edge of the Lake District.

Our main services include:

- Commercial estate agency
- Formal valuations
- Business Rates advice
- Rent collection and management
- Rent Review and Lease Renewals
- Expert witness reports

We specialise in services to the retail, professional, industrial, licensed, hospitality and catering sectors in the Lake District and Cumbria which attracts tourists and visitors from all over the world.

Our principal has many years experience of the Cumbrian commercial property and business sales market and with a personal bespoke service our bywords are communication and integrity.

Commercial Estate Agency

Sales and lettings are central to our business, keeping our finger on the pulse of the market. We have vast experience marketing a range of commercial properties including office, retail and industrial together with businesses including licensed, leisure, hospitality, retail and other businesses. We will guide clients through the vagaries of commercial deals whether disposing or acquiring property and will list details of properties and businesses on a range of website portals as well as our own website.

Formal Valuations

Our Chartered Surveyor has many year's experience of valuing a whole range of property types and we can undertake RICS Valuation Standard reports for clients for various purposes including probate, partnership, company, pension, matrimonial, acquisitions, tax, accounting, rental, expert witness, insurance reinstatement etc.

Business Rates

Business rates are a major expense for many businesses but are you paying too much? Rates payable are calculated by multiplying the rateable value of a property with the rate in the pound with a variety of discounts and allowances then applied. Individual rating valuations are available to view at

<https://www.tax.service.gov.uk/business-rates-find/search>

All property is revalued every few years and the latest national re-valuation came into effect in April 2017. A rateable value may be inaccurate for a number of reasons and there are several grounds for a challenge. We can analyse assessments, advise on the best way forward and submit a check and challenge on behalf of clients.

Rent Collection & Management

We offer a comprehensive and professional rent collection and property management service to landlords to take the strain out of the ownership of commercial property investments.

Floor Plans

We can produce illustrative not to scale floor plans of most types of property for marketing or other purposes.

Our Principal

Duncan Young started Mere Commercial in 2015. He was educated at Cambridge University gaining a degree in Land Economy in 1982 and qualifying as a Chartered Surveyor in 1989.

Duncan worked in the commercial property market in the Midlands for 15 years for a range of private and public sector organisations undertaking several large projects including the sale of British Coal property assets, valuation of broadcasting masts and acquisition of land for the Midland Metro.

In 1998 Duncan and his family moved to Cumbria and he joined a Penrith firm where he worked for 17 years as commercial property manager, specialising in the sale and valuation of retail, office, industrial, licensed and leisure property. He has also carried out valuations and rating appeals for several local authorities in Cumbria as well as other major valuation projects.

Rent Reviews & Lease Renewals

Commercial property is held as an investment by many organisations and individuals with business tenants taking a lease and paying rent. Commercial leases often have provision for the rent to be reviewed every few years. When a commercial lease expires a statutory framework applies for terms for a renewal of the lease including the rent.

For lease renewals and rent reviews it is very important to serve and respond to notices in the appropriate manner and within any time limits. We have many year's experience dealing with procedures on rent reviews and lease renewals in commercial leases including rental values, service of notices, tactics and negotiations for both landlords and tenants.

Other Services

We can also provide advice in respect of compulsory purchase compensation, property investment, and other valuation-related matters as well as acting as expert witnesses in dispute resolution. We collaborate with other property professionals in relation to planning, building surveying and architectural services.

Fees and Costs

Please contact us for a free initial consultation and fee quote.