



jonathan 
preece



Surveyors and Commercial Property Agents

Introduction

About

Jonathan D Preece Limited, Surveyors and Commercial Agents, is one of the leading commercial property agents covering Herefordshire and bordering counties including Monmouthshire, Gloucestershire and Worcestershire.

The company enjoys an excellent reputation as being highly professional with a wealth of specialist knowledge in commercial agency.

History

Jonathan D Preece was first established in 1988 as Chartered Surveyors and Commercial Agents, expanding into the residential estate agency trading as Jonathan Preece & Co in 1990.

In September 2005 the company agreed a successful sale of the residential sales and lettings side of the company to its two residential sales managers, who now trade as Trivett Hicks.

Jonathan D Preece, Surveyors and Commercial Agents, continue to offer the following services:



Caroline Rhodes Dip Surv MRICS and Jonathan Preece BSc MRICS

Services

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Commercial Property Sales and Lettings

Sale of Development Site

Acting on behalf of a national charity, following national marketing campaign, a successful sale of a former school in Hereford was achieved by tender with exchange being achieved within three weeks of solicitors being instructed.

Sale and Letting of Major Business Park

Acting on behalf of a major local development company, advising in connection with the sale and letting of the largest business park in South Herefordshire, extending over six acres.



Sale of retail shopping centre.



Sale of development site.

Letting of Retail and Office Building

Following acquisition by a local investment company, advising in connection with the refurbishment and letting of substantial property in Hereford.

Prime Retail Sales

Joint agents on White Stuff letting to a major national retailer and subsequent investment sale of prime retail outlet.



Letting of industrial unit.



Letting of prime retail unit in Hereford.

Professional Advice



Successful rent review in Somerset.

Rent Review for Landlord

Acting for landlords in connection with rent review of County Court in Somerset. Matter was taken to arbitration and we succeeded in achieving substantial rental increase resulting in tenants meeting landlord's costs.

Rent Review for Tenant

Acted on behalf of tenant and successfully reduced landlord's expectations of rental increase of retail shop in Worcester by a substantial amount to achieve a satisfactory settlement for tenants.

Confidential Professional Advice

Acted on behalf of a substantial manufacturing company in connection with management buy out.

Lease Renewal

Negotiated favourable terms relating to lease renewal on behalf of a major optical company in Gloucestershire.

Independent Expert

We are regularly appointed by solicitors to act as an independent expert and by the courts to act as a joint independent expert. Acted on behalf of the Solicitors' Indemnity Fund.

Commercial and Residential Management

Office Management

A complete property management service undertaken involving rent collection, service charge and ground rent accounts and all relating maintenance and legal safety requirements carried out.

Mixed Commercial and Residential Management

Full management of mixed commercial and residential property. Full responsibility taken for property maintenance, rent collection and risk assessments.

Industrial Management

Full management undertaken of extensive commercial building in Cheltenham.



Full management of offices occupied by Herefordshire Council.



Full management of extensive industrial building in Cheltenham.

Investment Sales and Acquisitions



Sales of prime retail investments.



Investment Sales

Acting in conjunction with a major national firm of surveyors to achieve a sale in excess of nine million pounds for principal retail shopping centre in Ross-on-Wye.

Investment Acquisitions

Investment advice offered in connection with investment acquisitions both locally and nationally.

Surveys and Valuations of Residential and Commercial Property

Building Surveys

Highly comprehensive and detailed building surveys.

Home Buyer Reports

Home Buyer Reports and valuations.

Bank Valuations

We act on behalf of most major high street banks in connection with commercial and residential properties and development sites.

Probate Valuations

Working in conjunction with local and national chartered accountants negotiating valuations for tax purposes with the Inland Revenue.

Commercial Valuations

Undertake valuations on behalf of individuals and companies up to the value of £5 million.

Insurance Valuation

Insurance valuations.



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