

Newmarket Office Landlord Fees

Full Let and Management Service — 12% of the monthly rent inclusive of VAT (10% plus VAT)

Properties must be fully managed for 12 months before the landlord can take back management, if the landlord takes back management before the end of the 12 months the remaining months management fee will be due in full.

Let only & Rent collection

Let and Rent collection Service — 6% of the monthly rent inclusive of VAT (5% +VAT) Plus 60% of first month's rent inclusive of VAT subject to a minimum fee of £600 inclusive of VAT (£500 plus VAT).

Tenant Find Let Only Service — 60% of first month's rent inclusive of VAT, subject to a minimum fee of £600 inclusive of VAT (£500 plus VAT).

Additional services

Rent and legal protection service — £365 inc VAT per year.

Duplicate Statements and Annual Tax Statements — £65 inclusive of VAT

Section 21 & Section 8 Notice serving for non-managed properties — £120 including VAT

Void Period Visits — £30 inclusive of VAT

Additional property inspections (over and above the scheduled 6 monthly inspections for managed properties) — £65 including VAT

Check out report for non-managed properties — £150 Including VAT

Deposit return negotiation if disputed for non-managed properties — £120 including VAT

Please note that Pocock & Shaw reserve the right to take a finders fee if the property is subsequently sold to the tenant.