



Welcome to our property network forum, open to anyone and everyone interested in property, to share knowledge and information, gain new ideas and motivation and to offer advice.

An open, interactive networking environment can only help to create a **WIN:WIN** result for all of us!

TONIGHT'S MAIN SPEAKERS

**ANDREW BROWN
& PAUL UNDERWOOD**

The main theme this evening is **Commercial Property**, and our two speakers have a great deal to offer us in understanding how it is so different from the world of residential property.

Andrew Brown has nearly 4 decades of experience and knowledge to draw from as a chartered surveyor specialising in commercial property. He was a director at Blanchflower Lloyd Baxter until 2020 and now works as a consultant for the firm, as well as acting for a

Monday 8 July 2024
Holiday Inn, Guildford
Doors open 6:00pm



host of outside companies and organisations in and around London.

Paul Underwood makes a very welcome return this evening to give us advice and guidance on the key financial considerations to bear in mind when buying, selling or holding commercial property. Paul is a director at Morris Crocker Chartered Accountants and has an extensive background in working with property investors such as ourselves.

SURREY PROPERTY EXCHANGE





**Richard
Simmons**

Good evening and welcome!

- I hope the past month has gone well for you since our last event. By the time you read this, the outcome of the General Election will be known - so regardless of the result, some day to day aspects will undoubtedly change in the months that lie ahead. Political priorities will be reframed, with an impact on our lives in one way or another. More about it later this evening.!
- Welcome to our special feature on commercial property this evening. Andrew Brown will give us a personal perspective on the role and importance of the commercial surveyor, and how their input can help the investor in numerous respects. The financial world that surrounds commercial property in the UK is quite a contrast to that for residential property, and Paul Underwood returns this evening to give us an insight into the differences, and the impact they can have on both the buying and selling process, as well as that of holding commercial property as a landlord/freeholder.
- Following the success of the new time slot

and format, our monthly Deal Clinic session will continue at 6.00pm this evening. With your support, we hope to run this session every month in an effort to provide help and advice for any of us, when needing some extra guidance on property deal challenges faced.

- We hope to have some more hot deals from the surrounding area for you to evaluate this evening. Why not grab the opportunity yourself next month? Just make contact with Claire Williams or myself by lunchtime on the day of the event and the floor is all yours...!
- Our Surrey Property Exchange club membership programme has now been running for well over a year and is going from strength to strength – you are very welcome to join if you have not done so already! A summary of the benefits of membership can be found on page 7 and on the home page of our SPE website.
- Thanks for your support this evening, which we trust has been both enjoyable and a real help to you in your own property journey. We hope you are able to join us for our traditional summer Barbeque event on Monday 12 August...!



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Graham Faulkner
Branch Director



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Meet the Organising Team Members



Richard Simmons



Claire Williams



Ruth Gazzelloni



Graham Faulkner



Lisa Oliver



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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MEMBER OFFERS OF HELP AND CONTACT DETAILS

Claire Williams
07533 818415
claire@apollopropertyprojects.com

My strategies are Commercial to Residential Conversions, Serviced Accommodation, and Rent2Rent. I'm very happy to chat over coffee and share knowledge and experience. Always interested in new opportunities.

Graham Faulkner
07921 255815/01306 406506
graham.faulkner@ewemove.com

It's easy to fall foul of the mire of constantly changing legislation. I am well placed to help guide landlords in being a Sales and Letting agent within a large franchise network, as well as a property portfolio landlord myself.

John Cox
07973 309125
john@ideastorunwith.com

Focusing direct to vendor and securing planning permission for sites from £250k - £20m gross development value. Experienced in low value high yielding properties in Scotland, flips, and other creative methods. I can also help individuals or companies through my finance and insurance brokerage.

Ophelia Ashitey
07838 381665
ophelia@otkpropertiesolutions.com

I can help with electrical building services designs. Happy to share information and experiences on R2R in Guildford and to learn about HMOs and funding.

Richard Simmons
07894 645181
richard@propertyafreshstart.co.uk

Always keen to work with investors on a variety of projects in Surrey and on the East Sussex coastline. The top priorities are to add value and create desirable homes, provide win-win solutions, achieve good returns and have fun along the way!

Rory O'Mara
07747 616661
info@closedbridgingfinance.com

Join 350+ Investors. Book a 121 Finance & Strategy Review Today. 4 Hrs @ Winchester. Cover Strategy, Finance, Lunch, Follow Up call in 4 Weeks and FREE CAKE.

Pilar Walteros
07956 501082
info@mintspaces.co.uk

I can help you design/style your properties to rent, and I have R2R experience. I am a certified Wealth Dynamics Flow consultant. A WD debrief can help you understand your natural flow, and clarity on how to achieve it in your entrepreneurial journey.

USEFUL PROPERTY WEBSITES

www.spareroom.co.uk - best source for room rent info and tenants
www.gov.uk/stamp-duty-land-tax - Check the costs and rules governing stamp duty and tax.
www.gov.uk/search-property-information-land-registry - Check on ownership/titles/plans/restrictions etc at Land Registry.
www.propertychecklists.co.uk - Good site for what's happening on UK property scene.

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Members
£24 per event
£144 - 6 Months

Pay per event



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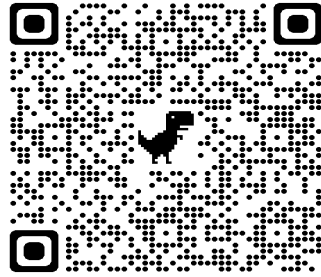


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Joint Ventures: Please do your own due diligence before embarking on any kind of joint venture with anyone. Apart from your own personal efforts, references to the following websites may be of help in understanding the current FCA legislation on Joint Ventures and also provide lots of valuable advice.

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