

THIS DOCUMENT IS FOR PROFESSIONAL INTERMEDIARIES ONLY AND SHOULD NOT BE SHOWN TO POTENTIAL CLIENTS

Single house, single flat, single BTL (single let)		
<ul style="list-style-type: none"> Assumes market rent and rental comparables are provided The property must be mortgageable and in a reasonable condition with a kitchen and bathroom 		
Short form template		
Property value	VAS fee exc VAT	VAS fee inc VAT
Up to – £150,000	£265	£318
£150,001 – £200,000	£295	£354
£200,001 – £300,000	£345	£414
£300,001 – £400,000	£395	£474
£400,001 – £500,000	£445	£534
£500,001 – £600,000	£545	£654
£600,001 – £700,000	£595	£714
£700,001 – £800,000	£645	£774
£800,001 – £900,000	£695	£834
£900,001 – £1,000,000	£795	£954
£1,000,001 – £1,200,000	£975	£1,170
£1,200,001 – £1,400,000	£1,095	£1,314
£1,400,001 – £1,600,000	£1,245	£1,494
£1,600,001 – £1,800,000	£1,375	£1,650
£1,800,001 – £2,000,000	£1,495	£1,794
£2,000,000+	Quote request	Quote request

Small HMO between 3 - 6 tenants	Light Residential Refurbishment	
<ul style="list-style-type: none"> Assumes a HMO licence 	<ul style="list-style-type: none"> Light Residential Refurbishment with a maximum of £50,000 of works requiring NO planning permission 	
Short form template		
Property value	VAS fee exc VAT	VAS fee inc VAT
Up to – £200,000	£495	£594
£200,001 – £300,000	£545	£654
£300,001 – £400,000	£595	£714
£400,001 – £500,000	£645	£774
£500,001 – £600,000	£745	£894
£600,001 – £700,000	£795	£954
£700,001 – £800,000	£845	£1,014
£800,001 – £900,000	£895	£1,074
£900,001 – £1,000,000	£995	£1,194
£1,000,000+	Quote request	Quote request

Commercial (retail, industrial, office) / semi – commercial – vacant or up to 2 tenants and/or 2 units, large HMO (up to 10 tenants)		
Long form report		
Property value	VAS fee exc VAT	VAS fee inc VAT
Up to – £300,000	£845	£1,014
£300,001 – £400,000	£945	£1,134
£400,001 – £500,000	£1,045	£1,254
£500,001 – £600,000	£1,145	£1,374
£600,001 – £700,000	£1,245	£1,494
£700,001 – £800,000	£1,345	£1,614
£800,001 – £900,000	£1,445	£1,734
£900,001 – £1,000,000	£1,545	£1,854
£1,000,000+	Quote request	Quote request

Please note: Commercial – multi let – please add £50 + VAT per tenant over 2 tenants.

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Quotation only

A fee quotation will be required for the following categories. If you are in doubt please call the office to discuss directly.

- Desktop valuations
- Developments / refurbishments
- Drive by valuations
- Large HMO – over 10 tenants
- Portfolios – commercial
- Portfolios – residential
- Properties in Wales, Scotland and Northern Ireland
- Re-valuations
- Readdressed reports
- Residential long form reports that include outbuildings / land etc.
- Re-inspections
- Semi commercial (3 or more units)
- Specialist properties (e.g. pubs / restaurants / care homes)
- Trading properties

Notes

- Fee scales are at the valuers discretion and may vary. They should be treated as a guide only.
- SLAs are to be in line with our agreed Valuer Panel Agreement, that we have in place with each panel valuer. The exact report delivery timings will be provided to you at instruction / quotation stage. The timing will depend on complexity.
- If the property is located within a non urban area, where we might have a reduced amount if coverage, please check with the team first to see whether the fixed fee scale will be possible.
- England only (Scotland, Wales and Northern Ireland by quotation only).
- Valuation fee covers one inspection. If the valuer is unable to access the whole property and has to revisit, there might be an additional charge.

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Shawbrook Bank Limited

Registered office: Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE.

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Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

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