



Georgina Martin &lt;georginam@retirement.capital&gt;

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**URGENT: NatWest Stroud Purchase**

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**matt@primeurban.co.uk** <matt@primeurban.co.uk>

Thu, Aug 3, 2023 at 9:36 AM

To: Georgina Martin &lt;georginam@retirement.capital&gt;, David Nicklin &lt;davidn@retirement.capital&gt;

Hi Gina, Dave,

As conveyancing is progressing on the purchase of the NatWest Stroud please can you advise what information you require from myself/our solicitors and what if anything you will be needing to sign (beyond Sarah and myself as Trustees)?

To confirm the property is being bought jointly with another SSAS (Paul & Tansy Cunningham, with Empowered), as tenants in common. What paperwork is required as part of this joint purchase?

Exchange is a week or two away, so don't want any surprises from my end that will delay or jeopardise the purchase.

To confirm property details (details attached);  
NatWest Bank, Stroud  
NatWest are still the tenants until Feb 2024  
Agreed purchase price; £550k  
RICS Valuation; £500k (attached)

Plan is to hold in the SSAS's, money will coming back from NatWest as part of end of tenancy negotiations (expect around £150-200k), refurb the property using SSAS funds (this increasing rent we can achieve), long lease to our OpCo.

Thanks  
Matt

Matt Norris | Director | 07785 524134

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**2 attachments**



**NCRE003.1 Valuation report.pdf**  
1208K



**Brochure - 18-19 George St.pdf**  
772K