



## Property Data Form

### PART A - CONTACT INFORMATION

Scheme Name:

Nicola Steele Pension Scheme

Contact Name:

Nicola Steele

Contact Email:

nicolarsteele@gmail.com

### PART B - PROPERTY INFORMATION

1st Line of Property Address:

Flat 1/2, 1 Windsor Place, Bridge of Weir,

Post Code:

PA11 3AF

How will be property be used:

Clinic/Salon

Premises:

Leasehold      Freehold

Annual Ground Rent (if applicable):

Proposed Date of Completion or  
Exchange of Contracts:

still TBC

Is there an Asbestos Record/ Report  
available?

Yes ☐      No ☒

Does the Property  
include residential accommodation?

Yes ☐      No ☒

Will any Refurbishment Costs  
be met by the SSAS?

Yes ☐      No ☒

### PART C - PROPERTY PURCHASE/TRANSFER

Is Purchase subject to VAT?

Yes ☐      No ☒

If this is a property transfer and not a sale, is  
there mortgage?

Yes ☐      No ☒

Outstanding Amount of Loan (if yes):



Lender Details:

Name: n/a

Mortgage Account Number: \_\_\_\_\_

Mortgage Due Date: \_\_\_\_\_

#### PART D - FUNDING INFORMATION

Purchase Price (excluding VAT): 37444

Development Costs (excluding VAT): 0

VAT (if applicable): 0

TOTAL: 0

Are the Trustees to  
'VAT opt' the property? Yes ☐ No ☒

Is this to be treated as a  
Transfer of a Going Concern? Yes ☐ No ☒

#### PART E - TRUSTEE BORROWING

Lending Source: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

Amount of Loan:

#### PART F - LEASE INFORMATION

Existing Lease:

Tenant: no current tenant/property vacant

Rent Amount (for full year): \_\_\_\_\_

Start Date of Lease: \_\_\_\_\_

Is this Lease to continue after the purchase? Yes ☐ No ☐



New Lease (if applicable):

Proposed Tenant:

The Alkemy Clinic

Rental Amount (for full year):

9000

**PART G - SOLICITOR INFORMATION (If you have already appointed a solicitor, please complete this form)**

Your Solicitor's Details:

Solicitor's Name:

MSM Solicitors

Contact Name:

Graeme W. McGowan

Telephone Number:

(0) 141 889 6244

Email Address:

gwm@msmlaw.co.uk

Please attach the following items for a **new property** purchase:

Terms of Sale Agreement (this will be supplied by your agent)  
Copy of the Lease (where a lease is being transferred)  
Property valuation  
EPC Report

Please attach the following items for a **property transfer** from another pension fund:

Copy of the current buildings insurance  
Copy of the lease  
Most recent property valuation report  
EPC Report