



Property Data Form

PART A - CONTACT INFORMATION

Scheme Name:

Sixteen Retail SSAS

Contact Name:

Nicola Harrington

Contact Email:

nicola@sixteenrealestate.com

PART B - PROPERTY INFORMATION

1st Line of Property Address:

364 Barlow Moor Road

Post Code:

M21 8AZ

How will be property be used:

Commercial use

Premises:

Leasehold Freehold

Annual Ground Rent (if applicable):

ERV £19,000

Proposed Date of Completion or
Exchange of Contracts:

24 May 2024

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:

Mortgage Account Number:

Mortgage Due Date:

PART D - FUNDING INFORMATION

Purchase Price (excluding VAT):

£175,000

Development Costs (excluding VAT):

VAT (if applicable):

TOTAL:

£175,000

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:

N/a

Contact Name:

Email Address:

Address:

Amount of Loan:

PART F - LEASE INFORMATION

Existing Lease:

N/a

Tenant:

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:

Rental Amount (for full year):

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

Your Solicitor's Details:

Solicitor's Name:

Davitt Jones Bould

Contact Name:

Zaheer Bashir

Telephone Number:

0161 399 8203

Email Address:

zaheer.bashir@djblaw.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