

## What is capital allowances tax relief?

If you hold either a freehold or leasehold interest in commercial property, then you may qualify for tax relief through a capital allowances claim. You could be entitled to between 10–45% of money spent on property and its qualifying plant and machinery in tax relief.

Claiming capital allowances on vehicles and certain machinery can be common. But the rules are complex and there is a wide range of allowances that you may not be aware of. So, things like power, lighting and heating installations, data installations, suspended ceilings, specialist flooring and air conditioning, fire and security alarms, sanitary ware, kitchen fittings, lift installations. It's a long list that can significantly boost the value of your tax relief.

### What does it mean for you?

If you are liable for tax in the UK and hold a leasehold or freehold interest in a property you should review the capital allowances available to you.

### How can we help?

Our services include:

- Providing advice during Heads of Terms to ensure correct wording is included
- Providing strategic capital allowances advice during design and construction to optimise tax efficiency
- Maximising allowances when buying or selling commercial assets
- Advising clients on Enhanced Capital Allowances (ECAs), Contribution Allowances and Service Charge Payments
- Preparing detailed, 'full disclosure' capital allowances claims that can be submitted as part of your tax computations

### Why choose GovGrant?

GovGrant's in-house team of experts combines the skills of dual-qualified professional quantity surveyors and chartered tax advisers to give you a specialist service.

This tax relief is "property specific", we bring a greater understanding of how projects, contracts and pricing can be put together so that you will be able to optimise your tax position.

We ensure that the capital allowances claim is submitted to HMRC to reduce your tax liability immediately and for as long as you own the property.

By getting our team involved early you will be able to optimise your tax savings. We review both historic property purchases and any future plans you may have. We will establish the capital allowances opportunity and formulate a bespoke proposal to you.

### Next steps

Get in touch with us by calling **01727 738600**, or email [enquiries@govgrant.co.uk](mailto:enquiries@govgrant.co.uk)  
[govgrant.co.uk](http://govgrant.co.uk)

### Facts and Figures

**Save £50k  
in tax** for every  
£1m invested  
in acquiring  
commercial  
property

**Save £160k  
in tax** for every  
£1m of expenditure  
on a refurbishment  
project