

The Commercial
Property Department

0121 422 4011
(option 3)

www.scriven.co.uk



Scriven & Co.



Established 1937

The Department

Scriven & Co Commercial is a specialist, dedicated department handling the sale and letting of premises, in the Black Country and the West Midlands. Our marketing service includes:

- Offices
- Shops and retail warehouses
- Industrial premises
- Warehousing
- Commercial and Residential Development sites

The commercial market can be affected by a variety of factors as well as basic principles on supply and demand, for example taxation, town planning and contamination. These factors are some of the issues to be considered in marketing appraisals.

Over 80 years of service in the Black Country and West Midlands has given our Company the wealth of experience to offer clients.

Advice on commercial property matters includes:

- Sales
- Rent Reviews
- Valuation
- Acquisitions
- Development
- Energy Efficiency
- Lettings
- Lease Renewals
- Landlord & Tenant matters
- Investment
- Management

Commercial Management

We currently handle a mixed portfolio which includes shops, offices, factories and warehouses. The service covers:

- Rent collections
- Advice on Lease Renewals and Rent Reviews
- A dedicated management department providing monthly or quarterly statements detailing income and expenditure utilising a new computer system and specialist CFP software
- Repairs and improvements
- Advice on Schedules of Condition and Dilapidations
- Dealing with day to day queries from clients or tenants



Marketing a Commercial Property?

Our marketing package includes:

- Professional marketing appraisal and advice
- Press advertising in a pre-agreed marketing campaign
- Distinctive marketing boards
- Unlimited high quality brochures
- ISO 9001:2000 accreditation in Valuation and Estate Agency
- Office display facility in one of the largest display areas in the region
- Insertion in our weekly Property Guide
- Mailing list circulations
- Listing in Black Country Investment Property Finder (excluding retail)
- Internet listing on websites www.scriven.co.uk, www.teamprop.co.uk, www.rightmove.co.uk
- Listing on CoStar: the UK's largest database of commercial property accessed by property professionals searching for clients' requirements. 97% of UK agencies, from national to sole practitioners, list with CoStar.
- Property details networked in local and national team offices.
- Arrangement of Energy Performance Certificate if required.
- In-house design and graphics department
- Accompanied Viewings - agreed by arrangement to suit clients' varying circumstances.
- Viewing Feedback - shortly after the viewing has taken place, we make contact with the viewer by telephone and if unsuccessful, by letter. Any feedback obtained is reported to you.
- Legal Advice - Our contacts with the Legal profession enable us to give you guidance relative to your individual requirements.
- Car parking facility. At our office you will find extensive car parking to the rear, accessed via Bissell Street (off High Street).
- Conference meeting room

To contact us...

Call Yvonne Owen on 0121 422 4011 (option 3) and we will make arrangements to carry out an inspection as soon as possible. Likewise, if we have already inspected your property we can make arrangements to place it on the market.





Scriven & Co. Commercial Department

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Department Opening Hours: Mon-Fri 9.15am-5.15pm