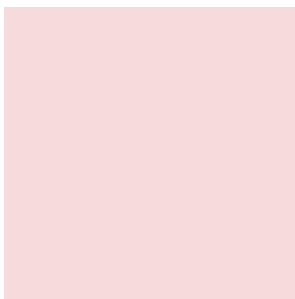
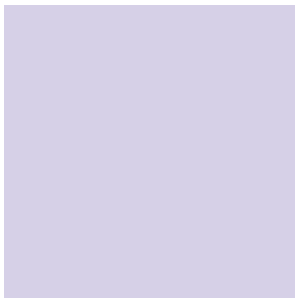




working with you to save your money



what are capital allowances?

An overview

Capital allowances are a valuable form of tax relief. They are available to any person incurring capital expenditure by buying, building or renovating commercial property.

As a business, you are entitled to claim tax allowances, which are called capital allowances, on certain purchases or investments. This means that you can deduct a proportion of the cost of these goods and services from your taxable business profits at the end of the year. The result is a reduced tax bill, and we can't argue with that.

Capital allowances become available when a commercial property is acquired for use in the course of a trade, or in the course of a property investment business. Also, you are entitled to claim on new builds, extensions, or refurbishment works undertaken on commercial properties. You can claim capital allowances in all of these cases.

Your entitlement why claim capital allowances

Capital allowances provide valuable tax breaks to individuals and businesses alike. In fact, the capital allowances system actually provides investors with incentives to purchase commercial property. The allowances are a right, not a privilege. They are a well-deserved tax benefit after you have incurred significant expenditure.

Capital allowances should be viewed as a fortunate reduction in the purchase price of the assets. Indeed, they can significantly boost the post-tax yield on an investment.

Maximising claims talk to the experts

In the case of commercial property, the overwhelming majority of individuals and businesses are not claiming all the capital allowances they are entitled to. This is because although they may seek some advice, they are not speaking to true experts and specialists in this complicated area.

Indeed, nearly all commercial property purchases and subsequent developments, including refurbishments, conversions and extensions, are conducted without full attention to detail. We can safely say that the vast majority of eligible items of plant and machinery will not be identified, and therefore potential claims for capital allowances on these items will be missed. Missed claims ultimately lead to individuals and companies paying unnecessary tax.

Unrivalled experience

We only handle plant and machinery related claims, nothing else, and so we are experts in doing so. Plant and machinery related claims are based on the intrinsic fabrication of a commercial building. They include heating and cooling systems, emergency lighting, security systems and sanitary ware. By working with us, allowances for all of these items will be claimed for on your behalf. We leave nothing out, so you have everything to gain.

Retrospective claims

The complexity and constantly evolving nature of tax legislation in this area, mean that substantial amounts of capital allowances are unclaimed every year. One of the most common misconceptions is that capital allowances need to be claimed at the time when the cost is incurred. This is not the case.

We can help you to claim missed capital allowances retrospectively, going back even tens of years, to when a property was originally acquired. There is no minimum or maximum date, as long as the items are still in use for the purpose of the trade, it is viable to claim tax relief for their expenditure.



estimated savings chart

Property Purchase Price	Capital Allowance Available 25%	Savings If Ltd Company *20%	Savings if Ltd Company *24%	Savings if Privately Owned *20%	Savings if Privately Owned *40%
£400,000	£100,000	£20,000	£24,000	£20,000	£40,000
£500,000	£125,000	£25,000	£30,000	£25,000	£50,000
£600,000	£150,000	£30,000	£36,000	£30,000	£60,000
£700,000	£175,000	£35,000	£42,000	£35,000	£70,000
£800,000	£200,000	£40,000	£48,000	£40,000	£80,000
£900,000	£225,000	£45,000	£54,000	£45,000	£90,000
£1,000,000	£250,000	£50,000	£60,000	£50,000	£100,000
£1,500,000	£375,000	£75,000	£90,000	£75,000	£150,000
£2,000,000	£500,000	£100,000	£120,000	£100,000	£200,000
£2,500,000	£625,000	£125,000	£150,000	£125,000	£250,000
No Upper Limit	25% is typical but amounts may vary. The majority of this figure is written down within 5 years.	These are the savings on company corporation tax, if the owning entity is a Limited company paying the 'small companies' tax rate.	These are the savings on company corporation tax, if the owning entity is a Limited company paying full tax rate.	These are the savings on private income tax, if the owning entity is an individual paying the basic rate of tax.	These are the savings on private income tax, if the owning entity is an individual paying the higher rate of tax.

**Tax rate subject to change based on HMRC. Figures are for presentation purposes only and are non-contractual*

To identify your personal savings more accurately, please visit our online capital allowance calculator at www.cataxsolutions.com/calculator.html

“Couldn’t be happier, I received a fantastic level of service, straight forward with no hassle.”

Ian Currie, AMSA Properties Ltd

why CA Tax Solutions?

The capital allowance specialists

CA Tax Solutions is a specialist capital allowance company based in the heart of Cheshire. We excel in carrying out retrospective, current year, and new build capital allowance claims for our clients. We work with both individuals and companies in relation to commercial properties, and achieve significant tax relief and tax refunds from our work.

Specialist knowledge is vital. At CA Tax Solutions, we use our vast experience to ensure that all information and documentation is correctly interpreted. Our due diligence in all aspects of filing the claim means that you can relax, safe in the knowledge that everything is in hand. All of your qualifying assets will be proactively identified, a comprehensive claim will be swiftly filed, and you will receive the full tax benefit that you are entitled to, as quickly as possible.

You can be assured of our success, due to our enviable reputation for agreeing substantial capital allowance claims with HMRC offices throughout the UK.

Benefits of our service

We provide a dedicated professional service that consistently delivers:

- Maximum capital allowance tax savings thanks to our experience and expertise
- Complete confidence and efficiency for our clients with our proactive and personal service
- Accurate, detailed and robust tax relief claim reports
- Reassurance that as an ISO 9001 accredited company we deliver at every stage of the process

No win no fee

Our fee is only applicable when we have identified a tax benefit for you, and have successfully completed the claim. We do not require any up front fees or interim payments.



We excel in carrying out
retrospective, current year, and
new build capital allowance claims
for our clients.



faqs

Do I qualify?

If you or your business has invested in commercial property then you may well be entitled to capital allowance tax relief. Although you will no doubt have been provided with valuable advice from your accountant, we are specialists in this area with a fully up-to-date understanding, and we believe we can help you further.

Our in depth knowledge, and years of experience, mean we can generate significant extra value for you, by identifying additional opportunities to increase and accelerate your tax savings. Come and talk to us, we are happy to answer any questions you may have.

What can I claim for?

Your accountant will claim for you on everyday purchases such as curtains, carpets, fire extinguishers and IT equipment. However, unless a specialist surveyor has analysed the property purchase or improvement expenditure, you may be missing out on a potentially large capital allowance claim, and therefore be missing out on significant tax savings.

We will work with you and your accountant to make sure that absolutely every opportunity for capital allowance tax relief has been identified, and claimed for. You are in safe hands.

What is HMRC's role?

HM Revenue & Customs created this legislation in order to encourage more commercial property investment by individuals and businesses. They are therefore very skilled at processing these claims and our specialist advisors liaise with them on a daily basis, on your behalf.

Will this affect my capital gains tax or reduce the value of my property?

Not at all. When you come to sell your property, the capital gains tax and property value will be unaffected. Capital allowances are a right, not a privilege.

I bought my property 10 years ago. Can I still claim?

Yes absolutely. Reviewing the property purchase ensures that you don't miss out on any tax refunds from previous years. It is possible to claim capital allowances in any open tax year.

It sounds too good to be true. There must be some hidden costs?

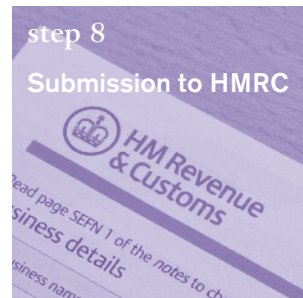
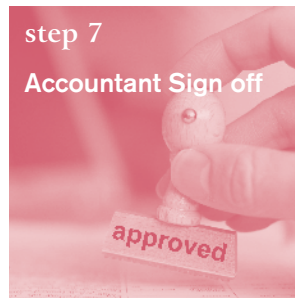
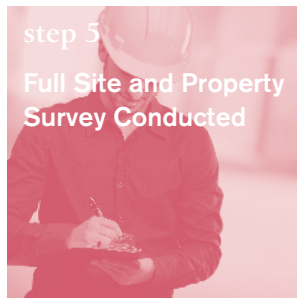
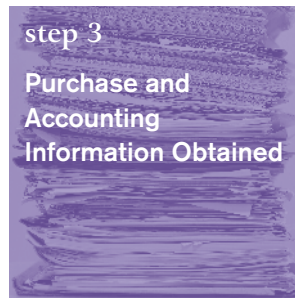
Should we fail to identify an additional £50,000 in unclaimed capital allowances for you, then there are no fees for you to pay whatsoever. We work on a no win no fee basis as we feel it is the fairest way to work with our clients.



Should we fail to identify an additional £50,000 in unclaimed capital allowances for you, then there are no fees to pay!



the next steps



“CA Tax Solutions worked in harmony with our accountant, tax advisor and solicitor to ensure that we optimised our potential benefits. This piece of work has, and is, delivering us significant financial savings.”

Ged Mason, CEO, Morson Group PLC



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