



**CASE STUDY**  
**WRM Limited**  
**Yorkshire**

Project + Development Consultancy &  
Commercial Building Surveying

**ANDERTON**  
PROJECT+BUILDING  
**GABLES**  
CONSULTANCY



**WRM Limited**  
Yorkshire

## PROJECT OVERVIEW

**CLIENT**  
WRM Limited

**LOCATION**  
Otley, Yorkshire

**MARKET SECTOR**  
Commercial

**ANDERTON GABLES ROLES**  
Pre-Acquisition Building  
Survey

**PROJECT SIZE**  
225 sq. (2,422 sq.ft)

For more information on this project or if you have a similar project you would like to speak to us about contact:

PRESTON 01772 562 800  
MANCHESTER 0161 696 3119  
SHEFFIELD 0114 478 5833  
E: [info@andertongables.co.uk](mailto:info@andertongables.co.uk)

## PROJECT BRIEF

Our client was considering the acquisition of the freehold interest in the property for the purposes of occupation as office use.

AG were instructed to inspect the property and prepare Building Survey report as part of the client's due diligence process. The purpose of our report was to advise on any aspects of the building's design, construction and condition which we believed would have a material bearing on our clients proposed acquisition.



## PROJECT SUMMARY

The property is arranged over ground and first floor. The ground floor of the premises was unoccupied having previously been used as a high-street banking hall for many years. The first floor was in use as offices with a separate access to the ground floor direct from the high street.

We found the building overall to be in reasonable condition from a structural perspective, although the building fabric was in need of attention having suffered from the lack of a proactive maintenance regime over a considerable period of time. Our report included budget costs for the recommended remedial works which the client used to inform their decision regarding the freehold purchase.

