

Embedded Capital Allowances

What are they

Within a commercial property there are items which are embedded in the building structure, these include electrics, plumbing, heating, and lighting (although this list is not exhaustive).

These items can be claimed as plant and machinery for capital allowances and increased tax relief can be claimed.

What Buildings Qualify

Buildings that can be claimed on include Hotels, Public Houses, Warehouses, Factories, Shops, Holiday Lets and HMOs. Residential rental properties do not qualify.



Who Can Claim?

If you own a commercial property, as an individual, partnership or limited company and no previous claims have been made then you may be able to claim.



Benefit

Tax returns (personal and company) can be refiled (up to 2 years back), subject to HMRC time limits, these will reduce the tax liability for the period refiled and this will either:

- 1 Generate a refund (if tax has been paid)
- 2 Reduce the liability for tax to be paid
- 3 Generate a loss to carry forward and set against future profits reducing future tax



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Cost

Charges will be based on a % (commonly it is 5%) of the total allowances identified and agreed with HMRC and only be due once the claim is finalized.



How do I claim?

In the first instance, contact us by clicking on the below link, which will take you to a page where you can leave us your details. One of our team will get in touch with you as soon as possible to understand your situation, and talk you through the process.

[Contact Hemmingway Accountants](#)

If you want to proceed with a capital allowances claim, then we will arrange for one of our surveyors to visit your site to assess the property.

Once the survey results are back, we will sort out all the relevant paperwork and notify you of the claim value and the fees to be paid. We will then submit your claim for you.



EMAIL
office@hemmingway.net



LOCATION
2A-2B Great Norwood Street, Cheltenham, GL50 2AN



CONTACT US
01242 651 650

