

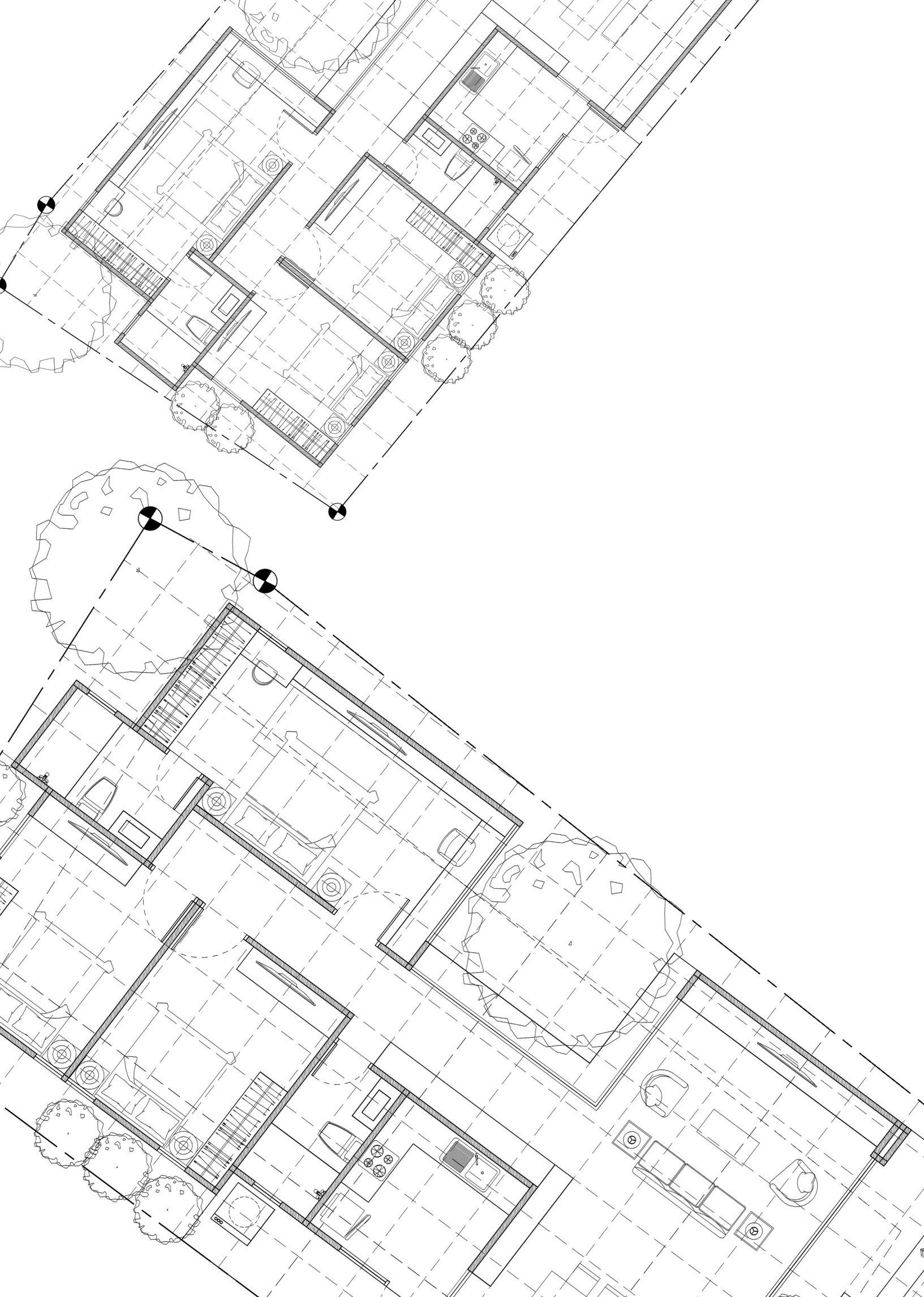


# Killens

CHARTERED SURVEYORS & PROPERTY AGENTS

## Commercial Property Agency







Since we first opened the door to our first office in 2008, we have become an established firm of Chartered Surveyors and property agents in North and Central Somerset delivering a service of the highest standards.

As an independent family business, we believe our success lies in an ongoing commitment to maintain a level of customer service that is exceptional in our industry.

Today, we have a growing network of offices servicing the local area complemented by the popular Mendip Auction Rooms. We can go further than all other agents and are able to offer a comprehensive range of property services from our committed and experienced staff.

We provide an essential link for commercial property owners to the property market. We are very proud of the organisation and the people within it and our vast property knowledge and commercial expertise enables us to understand the needs of clients in selling and letting development opportunities and commercial property.

Our staff are friendly, passionate and motivated, determined to achieve the best results and deliver a personal service. Whatever your needs, do contact us to discuss how we can, with the minimum of fuss and quietly effective, help you achieve your objectives.



**Tom Killen**

Partner

[tom@killens.org.uk](mailto:tom@killens.org.uk)



## Selling Development Opportunities

We handle the sale and purchase of a wide range of development opportunities whether it be development sites, building plots, barns for conversion or commercial properties with scope to convert.

With particular expertise in planning as well as property agency, we are well placed to advise vendors and developers and to ensure that sales proceed to a smooth completion. With the introduction of more wide ranging permitted development rights allowing the conversion of buildings to residential use, we regularly handle the sale of such properties and can advise sellers and buyers on what is involved.

We have strong links with local developers and builders seeking sites but we strongly believe in selling opportunities by adopting a comprehensive marketing strategy so vendors can be confident that they have received the optimum price for their property.

If you have a potential site, our experts can advise property owners on the potential of gaining planning consent as well as on marketing strategy. If you have a site with planning consent that you wish to sell or you are seeking preliminary advice then please contact a member of our team.






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POOT

sew-craft-make

millie moon

  
WINSTON  
JAMES  
woof  
THE DOG SHOP

This area is under  
CCTV  
surveillance

Restricted  
Zone  
At  
any  
time

## Commercial Agency

Our experienced and highly skilled team has an excellent track record in selling a wide variety of commercial properties on and off market throughout Central and North Somerset.

If you are the owner of a commercial property looking for disposal advice, we would be delighted to discuss your requirements and provide you with our expert opinion on the best strategy to sell your property.

From office space to industrial sites, retail units to specialist village properties, our knowledgeable team will support you through the entire transaction process, from initial advice and marketing through to the final legalities.

We promote properties more widely than any other local commercial agent and, whilst local, we have a market reach which encompasses buyers at local, regional, national and international levels.

With unrivalled local knowledge, our focus is on providing a fast, efficient and effective service.

If you would like an informal discussion about your property, please contact us to discuss your requirements in more detail.



# Letting Commercial Property

Our team provides owners and occupiers of commercial property with a comprehensive letting service as well as further advice on the management and acquisition of property.

We cover North and Central Somerset providing in-depth local knowledge with a fast, efficient and effective service designed to support you through every stage.

We serve a host of clients, from developers and investors to landlords and tenants and can handle all forms of property including retail, industrial units, offices, warehouses and specialist rural uses.

We can advise on:

- ◆ Letting your property
- ◆ Lease Renewals
- ◆ Rating
- ◆ Valuations
- ◆ Rent Reviews
- ◆ Preparing your Property to let
- ◆ Property Acquisitions
- ◆ Management & Rent Collection

In letting properties, whilst local, we have a market reach which encompasses tenants at local, regional, national and international levels.

If you would like an informal discussion about your property, please contact us to discuss your requirements in more detail.





# Commercial Property Consultancy

**SALES**



**VALUATIONS**

**LETTINGS**



**PLANNING**

**RENT  
REVIEWS**



**LEASES &  
RENEWALS**



**LANDLORD &  
TENANT**



**PROPERTY  
MANAGEMENT**



**LICENCES**



# Excellent Marketing



## Global Promotion

The internet has changed property agency beyond recognition. Global marketing is now the norm. We promote our properties on the largest property websites including Rightmove, Zoopla, Primelocation, On The Market and numerous specialist commercial property ones too.



## Advertising Widely

We achieve high profile advertising and outstanding levels of editorial coverage in national, regional and local publications. We advertise in many publications and are promoted on local radio stations.



## Reaching London

London continues to be the engine room of the UK's property market and we are well set up for attracting London buyers through our Knightsbridge office.



## Superb Literature

We take pride in the marketing literature we produce for clients. Careful consideration is given by our teams to reflect the individual style of each property portraying the positive attributes. A quality brochure expertly presented and incorporating plans and excellent photographs remains one of the most effective marketing aids.



## Excellent Contacts

Being local agents, it is quite possible that we have a buyer for your property on our books already. As soon as we are instructed, we make contact with every suitable potential buyer prior to the commencement of the full marketing program. We also have excellent relations with local search agents.

# Quietly Effective



## Award Winning

Killens have been named by both the Daily Telegraph and the Sunday Times as one of the top small property agencies in the UK.



## Actively Selling and Letting

We take a proactive attitude in selling and letting property. We have sold and let many properties in all sectors across the region and potential buyers and tenants recognise this and come to us to discuss their requirements.



## Achieving More

Achieving a sale is great but ensuring the best price or rent is key. We provide honest and straight-forward advice and achieve more for our clients than other agents whose focus may be to simply gain an instruction.

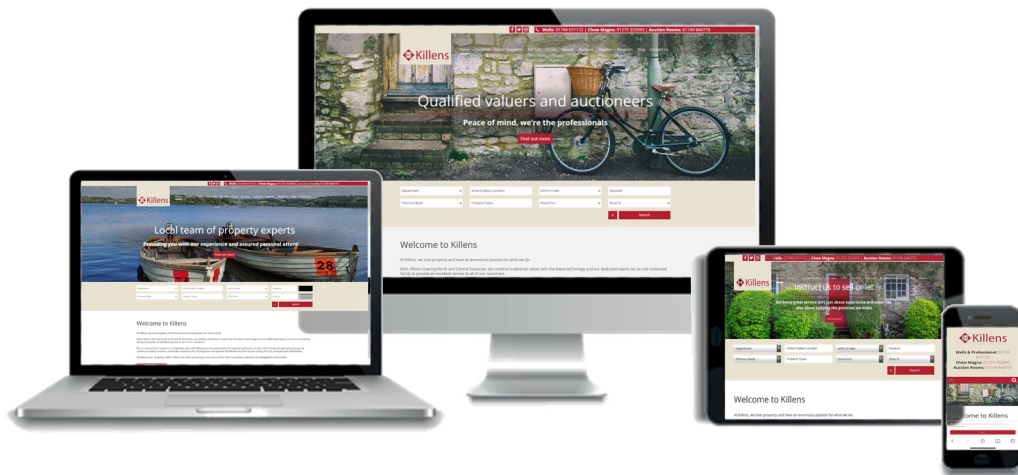


## Client Caring

We look after our clients and keep them fully updated on the whole sales and letting procedure and a Partner or Associate Partner will oversee progress from the first contact to completion of a sale. We pay great attention to:

- ◆ Adopting a comprehensive marketing strategy
- ◆ Generating interest
- ◆ Ensuring suitable and proceedable buyers and tenants
- ◆ Negotiating to get the best price
- ◆ Co-ordinating the sale/letting with other transactions
- ◆ Working hard to progress the sale/letting

# Embracing Internet & Digital Marketing



With over 85% of property searches beginning on the internet, it is without doubt the number one marketing tool available to any property agency, enabling local, regional, national and international coverage 24 hours a day, 365 days a year.

Our properties are fully listed on our own website and all our properties have extensive internet coverage across all the mainstream property portals as well as on a host of equestrian and land specific websites.

New properties are also circulated on our social media pages



**Have you considered selling by online auction?**

**It can be a quick, effective and decisive method of sale**

**Contact us for further guidance**

A laptop displaying an online property auction page for "Plot of land at Penford" with a "SOLD" status, set against a brick wall background with various desk items like a pen holder, camera, and apple.

# Our Services



Country House Agency



Fine Art



Residential Agency



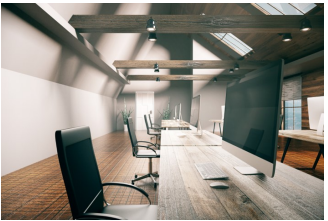
Residential Lettings



Estate Management



Auctions



Commercial Lettings



Commercial Agency



Valuations



Farms & Land Agency



Equestrian Agency



Planning & Development



Tenancy Advice




Compulsory Purchase



Rural Business Advice

## Your Main Contacts

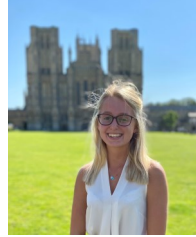


 **Tom Killen BSc (Hons) MRICS FAAV**

→ Commercial Agency

**07971 686285**

tom@killens.org.uk



 **Emily Roberts BSc (Hons)**


→ Commercial Agency

**01275 3339993**

emily@killens.org.uk

## Our Offices




 **Chew Magna** **5 South Parade Chew Magna Bristol BS40 8SH**

→ Residential Sales & Lettings

01275 333993

office@killens.org.uk



 **Wells** **10 Sadler Street Wells Somerset BA5 2SE**

→ Residential Sales & Lettings, Online Auctions

01749 671172

wells@killens.org.uk




 **Ston Easton** **The Cake House Upper Lodge Farm Ston Easton Somerset BA3 4DH**

→ Professional Services

01761 241127

office@killens.org.uk



 **Knightsbridge** **25 Pont Street Knightsbridge London SW1X 0BD**

→ Agency

020 7629 9966

26@theknightsbridgeoffice.co.uk



 **Mendip Auction Rooms** **Rookery Farm Binegar Somerset BA3 4UL**

→ Fine Art, Professional Services, Equestrian, Farms & Land Agency

01749 840770

enquiries@mendipauctionrooms.co.uk

## Recent Testimonials

Mrs J - "From the time we fell in love with our house to the moment they handed over the keys, Killens staff were there to make sure it was a smooth and successful transaction for both the seller and I. "

Mr L - "Many thanks to you all for superb professional service. It's been a pleasure. "

Mrs S - "The team was particularly good at keeping us up to date and were very dedicated to trying to solve the problems and get to the bottom of things. I was grateful to them for that. They all were also very efficient and helpful and always came back to me quickly if we were to sell again, I would go with Killens."

Mr B - "We were pleased with what the team did for us. You achieved our objective quickly and competently . Thank you."

Mr & Mrs P - "I wanted to drop you a note to thank you, and your team, for the amazing support you gave us over the past 6 months. It was a bumpy ride (especially with the chain break) however, whenever we wanted the latest update, Killens had the answer! "

Mr N - "I would like to take this opportunity of thanking you, and the rest of the team at Killens, for finding a purchaser and the professional manner in which you carry out your duties."

Mrs W - "They were excellent and I wouldn't hesitate in using Killens again."

Mr & Mrs M - "You delivered a proactive and professional marketing service and the honest, friendly approach was so refreshing.."

Mr & Mrs P - "Thank you for all your help and we have been really impressed with Killens"



**The Property Professionals**

