

## Press Release

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### Capital Allowances – act now while stocks last!

Anyone who owns a commercial property should act now to make the most of tax relief.

This is the view of Nigel Holmes, Corporate Tax Director at Armstrong Watson, who advises: "Massive amounts of tax relief are missed year on year by people who have not recognised the full tax value of their commercial property assets. In particular anyone who has bought commercial property since 2008 (when the rules opened up on claiming for wiring, plumbing, etc) should review their position."

Nigel adds: "Now really is the time to act on this – the rate of relief is being reduced from 2012 so there is a finite time to maximise your claims. The annual investment allowance is being reduced from £100,000 to £25,000 from April 2012 and writing down allowances are also being reduced, the main pool rate to 18% and the special pool rate to 8%.

"From April 2012, energy efficient allowances, an under-utilised relief, will come even more into focus as being the only way for many businesses to get immediate tax relief on much of their expenditure. Business premises renovation allowances and flat conversion allowances have survived the Budget intact. Businesses spending money on research/lab-space should also take advantage of the 100% allowances available there."

Nigel says: "It is vital to consider maximising reliefs at an early stage in any building development. This is particularly true with energy efficient allowances as a particular

product has to appear on the Government's website in order to qualify for 100% tax relief. Many an opportunity has been missed because these reliefs were not considered at the planning stage.

"It is also important to consider capital allowances in any commercial property deal. Capital allowances can translate to a 20% discount on your qualifying property costs. The more we identify, the bigger the saving."

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