

KEY NOTES

For Veterinary Practices



Opening a new veterinary practice is often the biggest step that many will take in their career. When starting a new practice, the first priority is often to make sure that the practice is on the Register of Veterinary Practice Premises, that the premises passes its VMD inspection and that it can comply with the Veterinary Medicines Regulations. The treatment and care of animals is still the overriding passion of vets, however they must not only have the necessary experience, but also the business acumen that means that they must work on the practice as well as in it.

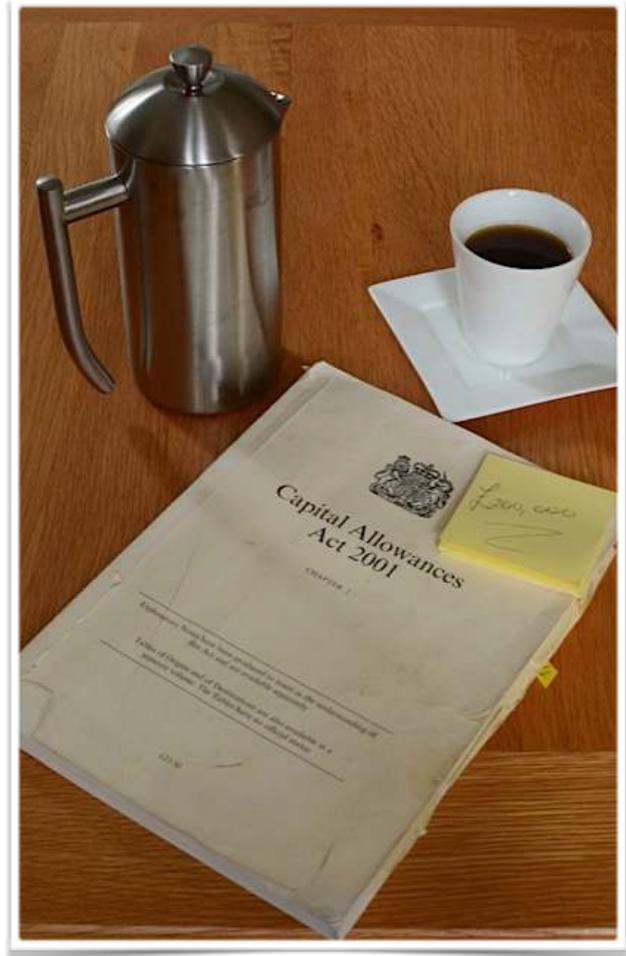
Where the property is either leased or purchased the property may contain some fixtures and fittings, however it is common that the new owner replaces some of these fixtures as part of the fit out. Like any new business, veterinary practices may be entitled to benefit from tax savings in the form of capital allowances when they purchase and fit out their premises.

Access to specialist property tax advice is vital for practices considering the cash flow benefits that it brings

Your accountant will have a great deal of experience of claiming capital allowances on items which are within the fixed asset register. They will typically identify practice equipment such as tables, cages, kennels and orthopaedic equipment. However, where a property is purchased, refurbished or fitted out, a specialist survey is often required in order to identify and correctly value tax deductible items which are inherent in the purchased property or contained within your contractor's cost documentation. Cavetta Consulting work together with your accountant to help you maximise the tax relief which you are entitled to.

Veterinary practices may be entitled to benefit from a number of property tax reliefs in connection with the purchase, fit out and maintenance of their premises, including:

- 8/18% Plant and Machinery Allowances
- 100% Business Premises Renovation Allowance
- 100% Enhanced Capital Allowances
- 100% Repairs and Maintenance
- 150% Land Remediation Relief (for companies)



“We do not undertake any appointment where we cannot add value to that business.”

ALAN CADDEN

We offer a no obligation review of completed or potential schemes in order to determine whether a viable claim for property tax reliefs can be claimed. Our fee structure is tailored to take account of the tax status of the individual or business and is designed to add value to your business.

If you would like to further information, please contact either Lois or Alan. Alternatively you can email us at info@cavettaconsulting.com.

In addition, the government also provides an Annual Investment Allowance, which gives 100% relief for the first £200,000 of qualifying expenditure.

Where a business is able to fully utilise its Annual Investment Allowance, qualifying expenditure of £10,000 on fit out costs could translate into a £2,000 cash saving for basic rate personal or corporate taxpayer or £4,000 for a higher rate personal taxpayer (assuming that no personal or other allowances are available).

At Cavetta Consulting our directors have considerable experience advising businesses, property investors, landlords and occupiers on all capital allowances implications that impact their business.

In the desire to generate income from a new business, valuable property tax relief is often forgotten about and left unclaimed



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