ASSET MANAGEMENT
Collaboration and experience to drive your asset performance

Case Studies
Strategic acquisition for re-development
• Acquired prominent prime former petrol filling site
• Advised on market demand/potential values/alternative uses
• Obtained planning consent for drive-thru restaurant
• Provided valuation and construction advice on build costs/development programme
• Negotiated delivery times and project managed to practical completion
• Secured long-term lettings to McDonald’s, Starbucks and Dominos.

Renegotiated leases to facilitate re-development
• Renegotiated leases within requisite timescales
• Created short-term flexibility for our client
• Retained income during the pre-development period
• Created certainty of vacant possession, for client to trigger at their discretion.

Strategic acquisitions
• Identified locations with no representation
• Approached occupiers of suitable locations
• Approached landlords with opportunities to re-gear/re-develop to accommodate foodstores
• Provided valuation advice/strategy for alternative uses and planning advice for change of use with 100% success
• Secured leases, diversified landlord risk.

Mixed-use development of existing site
• Maximised development opportunities through tenant mix
• Appointed Development team and Project team including planners, investment specialists, architects and lawyers
• Provided detailed development feasibility to form the basis of a mixed-use Master Plan
• Negotiate development principles with Planning Authority
• Invited bids from developers.
Why Rapleys?
“The UK is in uncertain economic conditions, which will challenge your asset performance. Rapleys approach, combined with our breadth of experience and skill set will position assets to maximise performance and minimise liabilities - our independence enables clients to maintain discreet profiles, with a focused adviser who truly values long term relationships.”

Adam De Acetis, Head of Asset Management

“Rapleys asset manage Trident Industrial Estate on behalf of the Royal London Property Fund (The Fund). The mandate is led by Adam De Acetis, with support from a multi-disciplinary team. Over the period since acquisition, The Fund has benefited from both new leasing and lease restructuring transactions which have significantly added value. Rapleys has clearly demonstrated an ability to reposition an asset and drive investment performance.” Andrew Johnston, Fund Manager, RLAM

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