



ALL UK PROPERTIES AT ONE PLACE

# Property Hub

Residential Commercial Land



[WWW.PROPERTYHUBLTD.COM](http://WWW.PROPERTYHUBLTD.COM) | [ADMIN@PROPERTYHUBLTD.COM](mailto:ADMIN@PROPERTYHUBLTD.COM)

0208 459 3333

# Welcome to Property Hub

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Property Hub are proud to offer you the opportunity to run your own successful property business with the potential to earn a significant income through sales and lettings.

We have been passionate about property for over 10 years but our priority is always people. We offer an excellent service without compromise and our unique approach offers our clients a number of property solutions all under one roof.

Due to an increased demand for our services we are now looking to grow the brand across the UK through new strategic franchise partnerships with entrepreneurially-minded individuals.

Franchise owners will receive full training and on-going support across all of the Property Hub services and operations, including all the training, tools, experience and support required to exceed the expectations of their customers.

Our intention, through the growth of our brand, is to further establish Property Hub as the first choice for property services across the UK.



# Our History

Property Hub Ltd first opened its doors in early 2008. It was evident from day one that there was a gap in the market for a One Stop Shop offering quality bespoke property services to residential, commercial and land sectors.

As a well-established estate agency, Property Hub has become synonymous across Herts and Middlesex for providing outstanding lettings and sales services.

We believe that customer satisfaction is not just about answering telephone calls but providing continuous and proven results.

No matter how large or small the property needs may be, we guarantee the same first class service throughout.

We are proud to have been voted as the winners of THE ESTAS 2017 Award of the BEST LETTING AGENTS for both Landlord and Tenant in Middlesex and Hertfordshire.

Whether, selling, buying, letting or leasing, commercial or residential, we believe all parties deserve the very best possible services and our services are protected and guaranteed by our membership of The Property Ombudsman redress scheme, backed by TPO's fair trading conditions. Our customers know that they are always going to be treated with respect, ethically and with due diligence when they come to Property Hub.

THE  
**ESTAS**

LETTING AGENT  
LANDLORD AWARDS 2017

SILVER WINNER

SOUTH EAST  
(Hertfordshire, Middlesex)



THE  
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# Community

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Property Hub believes in giving back to the community and actively supports many local community and charity organisations.

We also regularly reach out to local schools, organisations and charities to engage and support them in any way we can.

Here are just some of the organisations we support:

- Did Kadia Nati Samaja (DKNS,UK)
- Aden Mitra Mandal UK
- Hindu Geology
- Zoroastrians Community's Gala Dinner (their magazine's last page has been reserved for our advert for the last three years)
- The Swaminarayan School (various events)
- Sudbury Primary School (various events)
- The Sudbury Court Residents' Association (SCRA)
- Sudbury Hindu Associations
- The Rajasthani Foundation
- Various magazine's

All our franchisees will live in their chosen territory enabling them to build a close bond with their local community.





# Our Services

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## Residential Commercial Land

Property Hub offers a complete ONE STOP SHOP for property requirements in Residential, Commercial and Land services. Customer satisfaction is our number one priority, with honesty and integrity being fundamental to the growth of our business over the past 10 years.

### Property Sales and Lettings

Property Hub have a dedicated team who work hard for our customers to ensure a quick sale whilst achieving the best possible price. We recognise that each seller has a specific set of needs and goals, so we don't expect them to accept a one-size-fits-all contract. At Property Hub, we give them the option to decide on their own level of sales service that fits their personal budget and requirements.

### Property Valuations

Our property valuation specialists view each and every area of the property, detailing everything that it has to offer potential buyers. We then provide a market appraisal of the property with a suggested guide price and relevant information about our intended marketing strategy.

### Mortgages

With so many different mortgage deals on the market, selecting the right one can not only be confusing, it can be extremely costly if you get it wrong. Our in-house mortgage advisor walks our clients through the maze and helps them to find the perfect mortgage for them.

# Our Services cont...

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## Legal Services

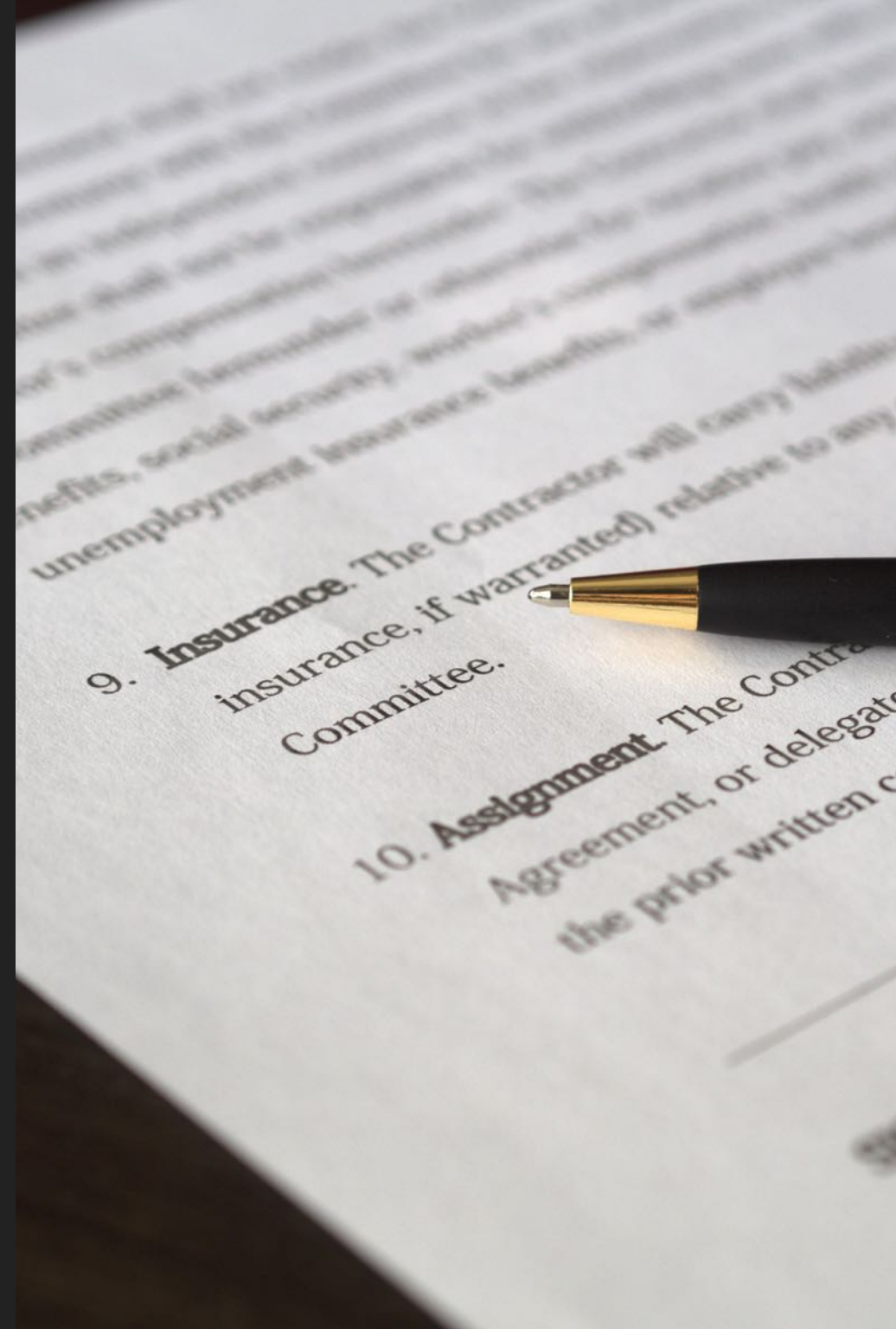
Whether buying, selling, letting or remortgaging a property, Property Hub works closely with a highly trusted team of solicitors, who have specialist knowledge and experience in the property industry and can help safeguard assets and make the move a less daunting prospect.

## Planning Applications

Our partner services can also offer you a wide range of experience in Certificate of Lawfulness applications, whether for demolition, extensions or development. Covering work such as conversions of residential property to commercial or vice versa, large houses into flats or houses of multiple occupation (HMOs), change of use from agricultural to equestrian and other residential or commercial uses, construction of dwellings and commercial buildings on brown field sites, loft conversion, rear extension, driveway permission, building permission on land and general planning enforcement.

## Insurance

Wherever you are on the property ladder, obtaining the correct insurance advice is crucial. Property Hub recommended partner services are available to help make sure our clients get the best insurance for their needs.





## The Opportunity

As a franchisee of Property Hub, you will offer customers in your local area a complete ONE STOP SHOP for their property requirements whether it is for Residential, Commercial or Land services. There are two options available to suit your individual requirements:

**Premium Option** - This option will run from a shop front and you will receive a territory with a minimum of 50,000 homes.

**Home Based Option** - No need for an expensive shop front. This option can be run from home or a small office.

You will be providing a highly sought after service in your chosen territory. Our strong brand and excellent reputation will ensure you get as many customers through the door as possible. We have a proven business formula which will form the basis on which your franchise operates. We have proven systems in place that you'll follow. These systems are designed to ensure quality, improve productivity and increase sales and lettings.

We have clear target markets and our business model is backed up by successful sales and marketing strategies. We will guide you one how to identify your target market, generate leads using our proven techniques, convert them into paying clients and maximise your profits.

You will become part of a recognised brand, your position with potential customers will instantly be enhanced, as they will be dealing with an established and reputable company.

Our generous territories have been designed using very specific criteria with complete fairness and scale-ability. This will enable you to maximise the opportunity for growth and revenue as your business naturally grows.

## Shop Front Option

Cost: £18,500 + VAT

- Territory with a minimum of 50,000 homes
- Market / territory research pack
- Full territory pack / reservation / target explanation
- Equipment i.e. laser instrument for measurements, company pen, camera, lens etc...
- Stationery and marketing for 1st month after launch
- IT, accounts and telephone set up consultancy
- Membership guidance and insurance guidance to trade safely and professionally.
- Pre-launch set up and guidance.
- Training – full 4-weeks training program for up to 2 - 3 people.
- Launch cost – 8-weeks launch support
- Luxury to use Property Hub's trade mark logo and name, contacts and events
- Discounted mortgage, solicitor and accountant fees benefits / bulk buy benefits

Monthly Management Fee: Equal to 11% of the monthly receipts of your business. From Month 6 onwards, you will be required to pay the Minimum Monthly Management Fee of £500 or 11% of your monthly receipts (gross turnover), whichever is greater.







## Home Based Option

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Cost: £9,950 + VAT

- Membership guidance and insurance guidance to trade safely and professionally
- Pre-launch set up and guidance
- Training – full 4-weeks training program for up to 2 - 3 people
- Launch cost – 8-weeks launch support
- Luxury to use Property Hub's trade mark logo and name
- Discounted mortgage, solicitor and accountant fees benefits / bulk buy benefits

Monthly Management Fee: Equal to 11% of the monthly receipts of your business. From Month 6 onwards, you will be required to pay the Minimum Monthly Management Fee of £500 or 11% of your monthly receipts (gross turnover), whichever is greater.

# The Rewards

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## Shop Front

**Year 1**

**£45,984**

**Year 2**

**£59,987**

**Year 3**

**£81,453**

## Home Based

**Year 1**

**£27,845**

**Year 2**

**£39,453**

**Year 3**

**£57,934**

These are the potential profits we expect you to achieve in the first three years. We will provide you with a full breakdown of the figures at your franchise meeting. \*The calculations mentioned above are for guidance purposes only, no guarantee of earnings can be given.





## The Next Steps

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We want to hear from you if you are organised, self-motivated and have the determination to succeed.

The next steps are to answer any questions you may have regarding the franchise and then arrange for you to come and meet the team.

To register your interest please complete the form on the next page and email it to us at, [admin@propertyhubltd.com](mailto:admin@propertyhubltd.com) or you can call us on 0208 459 3333.

 **M**AKE IT   
**HAPPEN** 

# Property Hub

## Residential Commercial Land

Title:	<input type="text"/>	Telephone Number:	<input type="text"/>
First Name:	<input type="text"/>	Email Address:	<input type="text"/>
Last Name:	<input type="text"/>	Brief Career Overview:	<input type="text"/>
Address:	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		

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Which franchise territory are you interested in?

How did you hear about the franchise?

Please tick which is applicable.

Which option are you interested in?	Shop Based	<input type="checkbox"/>	Home Based	<input type="checkbox"/>				
I am looking to run the business	Full-Time	<input type="checkbox"/>	Part-Time	<input type="checkbox"/>				
I will be running the business	Alone	<input type="checkbox"/>	Partner	<input type="checkbox"/>				
When are you looking to start your business?	Now	<input type="checkbox"/>	3 Months	<input type="checkbox"/>	6 months	<input type="checkbox"/>	12 Months	<input type="checkbox"/>
Do you have the funds available for the franchise?	Yes	<input type="checkbox"/>	I will be seeking finance	<input type="checkbox"/>				

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