



Property Shop Cornwall – Fees & Charges 2025

1. Fully Managed Service

Fee	Amount / Details
Monthly Commission	14% + VAT of rent due (minimum £65 + VAT if rent is low)
Tenancy Set-Up	£200 inc VAT – includes advertising, viewings, referencing, tenancy agreement, deposit registration
Renewal Tenancy Set-Up	£200 inc VAT
Inventory (Start)	See inventory table below
Inventory (End)	No cost
Notice of Seeking Possession	No cost
Quarterly Inspections	No cost
Rent Review & Notice	No cost

2. Letting & Rent Collection Service

Fee	Amount / Details
Monthly Commission	12% + VAT of rent due
Tenancy Set-Up	£200 inc VAT – includes advertising, referencing, tenancy agreement, deposit registration
Inventory (Start/End)	See inventory table below
Renewal / Notice / Rent Review	No cost

3. Tenant Find Service

Fee	Amount / Details
Tenant Find Fee	£600 inc VAT
Referencing	Included
Inventory (Start)	See table below
Check-Out (End)	See table below
Interim Inspections	£100 inc VAT
Notice of Seeking Possession	£200 inc VAT
Renewal Tenancy Agreement	£200 inc VAT
Rent Review & Notice	£100 inc VAT

4. Additional Agency Fees

Service	Fee
Standalone AST	£200 inc VAT
Deposit Registration	£60 inc VAT
Early Termination Fee	£600 inc VAT
Rent Protection	Available (only if tenant/guarantor passes referencing)

5. Inventory Fees (inc VAT)

Bedrooms	Check-In (Unfurnished)	Check-Out (Unfurnished)
0-1	£100	£100
2	£150	£150
3+	£200	£200

6. Tenant Fees (Compliant with Tenant Fees Act 2019)

Payment	Details / Limit
Rent	As per tenancy agreement
Tenancy Deposit	Max 5 weeks' rent (<£50k/year) or 6 weeks' rent (≥£50k/year)
Holding Deposit	Max 1 week's rent (applied to first rent/deposit if tenancy proceeds)
Default Fees	Late Rent: 3% above BoE base rate (after 14+ days); Lost Keys/Devices: actual replacement cost
Tenancy Variation	£50 incl. VAT (or more if evidenced higher cost)
Early Termination	Rent until re-let (or end of term) + reasonable re-letting costs
Utilities / Council Tax / TV Licence / Internet	Tenant pays if stated in agreement

We are a member of the Property Mark CMP Scheme

We are a member of the Property Ombudsman Redress Scheme