

Information Leaflet - Property

Commercial Leases

Landlord's Issues:

Whether you are an owner of a single lock up shop or office or substantial office, retail or factory premises or of a portfolio of properties we can provide a legal service to suit you.

Who are we?

Our Commercial team undertakes all aspects of commercial property and we have many years of specialist Property Pension experience in dealing with SIPP and SASS work.

What do we do?

We deal with individual and Company business clients all types of freehold and leasehold property transactions no matter how modest or substantial in value. We act for commercial and residential developers in acquisitions and disposals and our Property Pension Department deals with the acquisitions and disposal of commercial property within pension schemes for companies and individuals.

How will we do it?

Whatever the legal process involved in a transaction we will work to each client's individual needs time scales and budgets and will always try to deliver our legal service in a way which clients find easy to work with and which is both on time and on budget.

How much will it cost?

We run a business too, we understand how important budgets are. At the start of the matter and throughout we will continually give you the best information we can about what the whole project is likely to cost you both costs and disbursement.

What is the best time to get in touch?

Many Commercial Property Owners will use Commercial Agents to market their commercial property who will advise them about the most suitable terms to offer and agree Heads of Terms with the prospective tenant or buyer.

Some clients will not use an Agent and will ask us to agree the details provisions with the tenant or buyers solicitor.

Negotiating through solicitors in this way can be time consuming and expensive. If clients come to us sufficiently early we can discuss with them the important issues they need to consider. They can then decide what specific terms they want to offer at an early stage.

Warning

Whilst it may be attractive to get a prospective tenant into a property and start paying rent we would advise that Landlords do not allow potential tenants in without the necessary documentation being in place because:-

1. They may acquire renewal rights (i.e. you may not be able to get them out when you want)
2. They might not be prepared to sign any documents you subsequently give to them.

3. You might be in breach of any Mortgage or Head Lease requirements for consent.
4. Trying to regulate their position or get vacant possession may be expensive.

If you are considering letting a property please do get in touch. The quote may not be as bad as you expect and it could save you time and money in the long run.

Do you need information on other issues? We have Information Leaflets available on a variety of subjects.

They are available on our website www.bevirs.co.uk or please ask at any of our Offices :

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