

Commercial Leases

Tenant's Issues:

The Early Bird - You will usually be negotiating with the Landlord or Sellers professional advisor.

Once Heads of Terms are agreed with Agents it can be difficult to amend them and if they have to be re-negotiated after solicitors are instructed it can be an expensive process.

Instructing your own Agents or Solicitors at an early stage can often save you money and time.

Some of the areas which often cause tenants concern and which can be clarified during negotiation and then in the lease are:

Repairs - What is the tenant responsible for repairing and to what standard? The 'usual' repairing obligation is often more onerous than one might think.

Break - Can the tenant end the lease early and if so how much notice has to be given and are there any conditions attached? If you cannot break early you will be 'on the hook' for the duration of the term.

Renewal - Will there be any statutory or contractual renewal rights for the tenant when the lease ends?

Disposal - What are the restrictions on assigning or selling the Lease?

Guarantors/Rent Deposits - Will the tenant have to give any extra security when taking on the lease and when will it end?

Statutory requirements - Are all statutory requirements complied with and who is going to be responsible for the cost if they are not?

Planning - Does the property have the correct planning use for the tenant's business?

If you are thinking of becoming a Commercial Tenant or are already a Tenant who wants to take a new lease, sell or assign please do contact us.

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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