

# OFFICE SHOP AND INDUSTRIAL BUILDINGS

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## Freehold

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We will help you with acquisitions or disposals of commercial premises looking at title issues, the need for insurance and contract terms. We will advise on the terms of existing leases where there is an occupational tenant.

## Leases

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We advise on all aspects of landlord and tenant law from the practicalities of preparing and negotiating commercial leases or tenancy agreements to the legal implications of the landlord and tenant legislation and the effect it may have on the client as tenant or landlord.

Our approach and experience means that we focus on significant issues and producing sensible documents and avoid unnecessary prolonging of negotiations.

We bear in mind the importance of clear and unambiguous rent review clauses, service charge provisions, break clauses and the significance of lease obligations for both landlord and tenants especially in the context of repair and maintenance.

Whether you are a landlord or tenant we can assist in relation to lease renewals where a tenant is entitled to renew as a matter of law or whether parties have reached an agreement between themselves for a new lease.

We will deal with any necessary licences, rent deposit deeds or other security documentation necessary to put a new lease in place.

## Business and Lease purchases and sales

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We act for a range of businesses in relation to the sale and purchase of the goodwill and assets of the business as a going concern.

We can advise on the regulations relating to the employees of the business.

We deal frequently with the pension fund investments in relation to the sale of premises in this type of transaction.

Our service is responsive, personal and flexible.

## Further information

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