

Retail

Leasing – we can deal with all aspects of lease negotiations when acquiring, new premises, such as rental, term, schedule of conditions, upward and downward rent reviews, costs, rent free periods

Rent reviews – we will deal with all aspects of rent review negotiations within current leases, advising on time of the essence clauses, rental proposal, calderbank offers, rent review submissions for third party to an arbitrator or independent expert and preparation of rent review memorandums.

Lease renewals - advising on times scales, notices , liaising with solicitors on validity of notices, negotiating with landlords, preparation of expert reports and attendance in court as expert witness.

Dilapidations- Once your lease has ended there may be under the terms an obligation of the lease to repair or reinstate, which depending on the size and location may run into tens of thousands. Dilapidations can be limited under the Law of Property Act 1927 which is known as a Section 18 valuation, limiting the cost of repairs to the diminution in value of freehold reversion.

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