

Commercial Property



Forrester Sylvester Mackett

SOLICITORS

What matters to you matters to us



Commercial Property

Commercial Property is a complex area of law where time limits, completion deadlines and planning issues can be crucial to the success of your project.

This includes purchasing, selling or leasing commercial property as an:

- Owner
- Tenant
- Investor
- Developer

By building a close client relationship with you, each Commercial Property Team member aims to understand your business and its ambitions. You will always get balanced, clear commercial advice and a truly personal service. We will negotiate and draft contracts and advise on lease terms and conditions. Our expertise spans all manner of requirements, from conventional transactions to unusual or complex multi-stage projects.

Our experienced team will handle:

- All types of sales & purchases
- Leases
- Option and easement transactions

We will keep the process smooth and efficient from start to finish. As well as preparing all documentation, we advise on issues and requirements that affect owners and occupiers of commercial premises, such as:

- Energy performance certificates
- Surveys for compliance and asbestos regulations
- Occupier responsibilities for fire safety risk assessments

Where a new build commercial estate is proposed, we advise on planning agreements between landowner, developer and the local council, road adoption agreements with the highway authority and sewer adoption agreements with the local water company.

Buying and Selling Freehold Commercial Property

If you are buying commercial property, our specialist lawyers can provide the advice and support you require to ensure your transaction is as smooth as possible. We act for businesses of all sizes, from a sole trader looking to move to larger premises to large companies or partnerships wanting to dispose of their property portfolio. We will work with you and your accountants to understand your particular needs and to ensure that any commercial property transaction is structured in the most tax efficient way.

If you are selling, we will prepare the contract for sale and help you to complete the replies to the commercial enquiries that are likely to be raised by the buyer's legal advisors and we will contact your lender in order to understand their requirements for the release of the property to be sold from any charge that they have over it.

Commercial Property Investment

We can provide expert legal advice to commercial property investors looking to purchase property in order to generate a rental income as part of a portfolio.

Our expert property lawyers provide comprehensive advice in all aspects of commercial property law, from those transactions where the land is purchased immediately to those where an option agreement or conditional contract is entered into if a transaction is to proceed at a later date. We will prepare the Stamp Duty Land Tax return on your behalf and liaise with your accountants on this where necessary.

Commercial Mortgage Transactions

If you are looking to finance the purchase of a business premises through a commercial mortgage, you may find that your bank or lender wants to take security over the premises as a condition of the loan.

We can act both for you and your lender in relation to commercial lending transactions. We will carry out all necessary searches and enquiries on behalf of your lender to enable funds to be released to you, and we will also deal with registration of mortgage documentation at HM Land Registry and Companies House as appropriate.

Commercial Leases

We act for both landlords and tenants in the approval of commercial leases for shops, pubs, clubs, offices, restaurants and other commercial settings.

If you are a landlord, we will prepare draft lease documentation according to your instructions. If you are a tenant, we will review the draft lease documentation supplied to us by the landlord's solicitor and advise you on the proposed terms and conditions and, where instructed to do so, negotiate amendments on your behalf.

Where appropriate, we will also deal with exclusion of a tenant's entitlement to security of tenure under the Landlord and Tenant Act 1954, and complete Stamp Duty Land Tax documentation and registration of leasehold interests at HM Land Registry.

Land Use

We provide a full range of practical advice and services concerning land use, including:

- License agreements
- Rights of way and other rights
- Uplift agreements
- Site development
- Option and promotion agreements
- Telecom mast agreements

Our Services

Residential Property
Commercial Property
Corporate
Employment
Dispute Resolution
Family
Personal Injury &
Clinical Negligence
Wills & Trusts

CHIPPENHAM

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FROME

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SWINDON

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