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Commercial Property for Business

Commercial Property can be a minefield for start-up, smaller or the largest of businesses but it's not all as bad as it seems. Our Commercial Property team have years of experience advising businesses on all their property needs from buying their first business premises to completing their first lease renewal. Here are a few tips to consider.

Taking your first lease of premises

Some businesses will choose to lease premises rather than purchase outright. This will give them the reassurance that they are not left holding premises if they need to upsize once their business has outgrown their initial premises.

A commercial lease can be granted for any period of time from a year to ten years or more depending on the needs of the landlord or tenant. A shorter lease of 3-5 years tends to suit the majority of clients so that they feel they have the best flexibility for their business.

The terms of your lease will usually be negotiable with the landlord. If you are acquiring a lease in a popular retail area or industrial complex, then you may find that the landlord is stricter on having uniform leases but we will guide you through the terms of your lease and ensure you are fully aware of your ongoing obligations.



A break clause can be appealing to businesses as this gives you the option to terminate the lease at an earlier date if the business needs to exit the premises early. It is very important that break clauses are exercised correctly to ensure that the landlord does not reject these and force you to remain in the premises. Our Commercial Property team will advise you on the terms of the break notice and also assist you in serving the break notice in the future should you need to.

Buying business premises to achieve long term security

As businesses grow or they find their perfect, profitable location they may want to purchase a property rather than lease it. Our experienced Commercial Property team will guide you through your commercial purchase and ensure that you're kept up to date and that your transaction is completed to suit the needs of your business.

We will make sure that you are advised of any matters we consider will affect your business moving forward. Many properties look like the perfect property from the outside but there may be legal matters which may restrict your business running to the best of its ability in the premises. Some properties have restrictions on the type of trade or business which can be carried out from the premises and so we will need to ensure that your business will not breach any covenants which affect the property. We will always be proactive in helping resolve matters and aim to find a solution to enable your business to trade from your desired premises.

What happens if you want to make changes to your business premises?

If you own your premises, then you may not have anything more to consider than if you need to consult the local authority in respect of planning permission and building regulations. However, if you have a lease, then its normally the case that you will need the landlord's permission to carry out the works.

Always remember to check your lease and ensure that your landlord's consent is obtained prior to any works being carried out. If you are unsure as to whether you need your landlord's consent, then contact our Commercial Property team and we can help.

What if you are tied into a lease but want to move?

Sometimes a business can grow much quicker than anticipated and you may need to move onto new premises before your lease ends.

Sometimes a landlord is happy to bring a lease to an end earlier than the contractual end date but this usually comes at a cost. The landlord will need to find another occupier but will not want to be out of pocket in the interim. Depending on the premium the landlord requires, you may be able to surrender your lease and our team can help ensure that once you have vacated the premises you do not continue to be bound by the terms of the lease.



I'm now a Landlord and need to grant a lease of my old premises

When businesses have grown they sometimes retain old premises as an investment and will need the help of our Commercial Property team to grant a lease to a new business in order to regulate their occupation in the premises.

We are able to assist you in negotiating the lease with the tenant to meet everyone's requirements. Our experienced lawyers will draft the lease in accordance with your instructions and ensure that you are guided through the process.

I have a problem tenant and need to remove them from my premises

We appreciate that businesses have ups and downs. Some of our client's do experience issues which can put the business under pressure but our Commercial Litigation team are here to assist our client's in ensuring that their best interests are protected and that steps are taken quickly and effectively to remedy any issues they have.

Every business hopes to have no issues but sometimes things do crop up but we're here to help. Our Commercial Litigation team can help with anything from tenant's not paying rent to tenants leaving your premises in an unacceptable state. Talk to us as soon as an issue arises and we can help you deal with the problem as quickly as possible.

Taylor Bracewell Solicitors is a dynamic and forward thinking legal firm with offices in Doncaster and Sheffield. We are passionate about providing individual service and connecting with our clients on a one to one basis. This enables us to fully understand our clients' legal needs and deliver exceptional value in all our services. For more information or to arrange an appointment please contact us.

Our offices are located at:

11 Paradise Square, Sheffield S1 2DE
17-23 Thorne Road, Doncaster, DN1 2RP
1 Railway Court, Ten Pound Walk, Doncaster, DN4 5FB

0114 272 1884 and 01302 341 414
enquiries@taylorbracewell.co.uk
www.taylorbracewell.co.uk

