

QS
CLEAR PRICE
GUARANTEE

A GUIDE TO BUSINESS CONVEYANCING

Buying, selling, or leasing commercial property



JOHAR & COMPANY
SOLICITORS

a member of
QualitySolicitors



A guide to help you

Whether you are buying, selling, or leasing a commercial property, we understand that your business may rely upon the premise to trade, that's why we can advise on leases, laws and litigation so you can carry on doing business. QualitySolicitors helps business across the UK by taking complex commercial property matters and making them **simple** and **stress-free**.



Freehold vs Leasehold

Freehold

A freehold title of a commercial property means you have exclusive ownership of that property. **VS**

Leasehold

A leasehold title means you will not own the property but will be given exclusive possession of the premises for a fixed or periodic term as a tenant.



We are local

All of these services can be tailored to your personal circumstances and all requirements can be discussed face to face with your lawyer – that's the nice thing about being local.

Please call us for your Free Initial Assessment or contact us at www.qualitysolicitors.com.

How healthy is your business?

QualitySolicitors can help you conduct a legal health check for your business, which can help you step back from your business and understand how well protected it is.

To find out more about a QualitySolicitors legal health check, please get in touch on **0808 145 3395**.



A QualitySolicitors Guide

Disclaimer: this guide is provided for information purposes only. We have done our best to ensure that the information contained in this guide is correct as of 18.03.19. It applies only to England and Wales. However, the guide has no legal force and the information may become inaccurate over time, due to changes in the law. It is not possible to cover every situation or point in this type of guide and some of the information is over-simplified. The information in this guide does not constitute legal advice and we will not be liable to you if you rely on this information. Before you take any action, you should find out how the law applies to you and your situation by taking legal advice as soon as possible (to avoid any deadlines that may apply). Please get in touch as we offer a range of affordable services and options.



Buying a commercial property

Your new commercial premises will be both a major expense and a crucial part of your success, so it's vital you find the right business base on the right terms; terms that will protect and support the growth of your company, here's how we can help.



Preparing to buy

Get in touch with us and your mortgage company early on, to ensure everything is prepared for when you find your new commercial property and are ready to make an offer.



Property and local area searches

Conduct a property search as well as a local area search to identify any forthcoming town development plans that would have affect any prospective business premises.



Negotiations

We'll help you with all negotiations following our investigations of the property and local area. In very specific instances, however, the law sometimes will not allow a firm to do this. Following our investigations of the property and local area, we'll assist you with all necessary negotiations.



Exchange of contracts

We will ensure that you and the seller sign a binding agreement and exchange signed copies of the contract. The move in date is then agreed and you will need to pay the agreed deposit amount.



Completion

Once the final balance has been transferred to the seller, legal ownership of the property also officially transfers to you. You can collect the keys and start moving in straight away.





Selling your commercial property

If you have a commercial property to sell, we are here to guide you through the process, timescales and costs involved to you as a seller, so there are no surprises and you can see the best return on your sale.



Preparing to sell

Get in touch with your local QualitySolicitors branch early on so we can get everything ready for when you decide to accept an offer.



Buyer's searches

We'll supply the buyer's solicitors with the information that they need on the property and local area as part of their investigations.



Buyer's property survey or valuation

The buyer's mortgage company will arrange a property valuation before they agree to lend any money. This will also highlight the final balance of any mortgage to be repaid on the property.



Negotiations

In most cases, we'll be able to help you with any negotiations needed following the buyer's searches or the property survey. In very specific instances, however, the law sometimes will not allow a firm to do this. We will be able to advise you if this is the case.



Exchange of contracts

Both you and the buyer will agree to a binding contract created by your lawyers, you will exchange signed copies of the contract. The moving date is then agreed, and the buyer will pay the deposit for the property.



Completions

The buyer will pay the remaining money owed, we'll complete the final paperwork needed, ownership transfers from the seller to the buyer and you hand over the keys.





Leasing a commercial property

Commercial leases are long, complex documents and if you are not experienced at reading and negotiating terms, you may not realise how an innocent looking clause hidden in such a long document could cause financial repercussions to your business.



Preparing to lease

This is the first stage of negotiations where you and the landlord agree the basic details of the rental agreement, which will be used to prepare the full lease.



Property searches

Conduct a property search, as well as a local area search to identify any forthcoming town development plans.



Negotiations

These negotiations will detail the terms of the actual lease, including issues such as: property description, term, rent, service charges, repair obligations and insurance.



Exchange of contracts

Both you and the landlord will agree to a binding contract created by your lawyers, you will exchange signed copies of the contract. The moving in date is then agreed and the first rent payment is paid for the property.



Completion

Once the contract is agreed, you can make arrangements for a completion date where you can collect the keys and start moving in.





Aftercare services

Once you're settled into your new commercial premises, you'll be keen to get on with business. Our legal aftercare services help you get up and running and ensure a smooth transition period so you get on with being the best in the business.

HR services

QualitySolicitors expert lawyers work with business owners, executives and Human Resources professionals to support all their workplace needs:

- Drafting contracts of employment
- Writing policies and procedures
- Advising on or dealing with disciplinary issues
- Company handbooks and training

Other aftercare services

- Employment law
- Administration
- Debt recovery
- Crime
- Contracts
- Data protection
- Disputes
- Health and safety compliance
- Insolvency
- Notarial services
- Taxation



Who are QualitySolicitors?

Your local legal experts

With over 100 branches across the UK, our solicitors are local, approachable and professional. Everything we do is designed to make life easier and less stressful for you when dealing with your legal matter.



QualitySolicitors offer the following key promises:



Direct lawyer contact



Free initial assessment



Saturday openings*



No hidden costs



Same-day response

*Contact your local office for availability on Saturdays



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