



harrisondrury | solicitors

we make it possible

Lease Advice Versioning

For Landlords



we make it possible

www.harrison-drury.com

Essential Due Diligence

Harrison Drury exercises due diligence that is tailored to suit your specific needs and requirements. We guarantee our professional team will deliver the very best service whichever option is right for you.

Acting for the Landlord

- Prepare draft Lease in accordance with the heads of terms and check the draft lease against the Heads of Terms;
- Provide you with a Lease summary with instructions on how to complete lease; and
- Obtain an up to date copy of your immediate title to the Property only.

This level of due diligence assumes the following:

- The lease being granted is a lease of the whole of the Property;
- You have a freehold interest in the Property. In the event there are superior titles we will assume that you will be dealing with this element direct. Any superior title review would be subject to additional costs on a case-by-case basis;
- Harrison Drury won't accept any amendments to the draft lease;
- You will be responsible for obtaining all consents (Harrison Drury won't deal with any consents or advise on what consents are required. If you require our assistance in dealing with any consents, a separate fee estimate can be provided for this);
- Harrison Drury don't deal with completion of the lease;
- Harrison Drury do not consider nor review the EPC rating for the Property nor provide advice in respect of the associated regulations; and
- Harrison Drury do not prepare any standard replies to enquiries or respond to any enquiries raised by the Tenants Solicitor.

** Additional cost to be added if dealing with a lease of part.*

** Additional cost to be added if serving statutory declarations.*

Enhanced Due Diligence

Harrison Drury exercises due diligence that is tailored to suit your specific needs and requirements. We guarantee our professional team will deliver the very best service whichever option is right for you.

Acting for the Landlord

- Obtain an up-to-date copy of your immediate title to the Property;
- Prepare a draft lease in accordance with the heads of terms;
- Undertake one round of amendments to the draft Lease;
- Harrison Drury will review the title to identify any consents required to grant the lease but you will be responsible for obtaining the necessary consents required to grant the lease;
- Report to you on the terms of the lease;
- Issuing the lease for signature;
- Preparing and issuing notice and statutory declaration to the Tenant and (up to one Guarantor, if applicable); and
- Complete the lease.

This level of due diligence assumes the following:

- The lease being granted is a lease of the whole of the Property;
- You have a freehold interest in the Property. In the event there are superior titles we will assume that you will be dealing with this element direct.
- Harrison Drury do not consider or review the EPC rating for the Property nor consider or provide advice in respect of the associated regulations;
- Harrison Drury won't prepare any replies to standard commercial property enquiries (CPSE's) or respond to any enquiries raised by the Tenant's Solicitor. You will need to liaise with the Tenant direct in this regard; and
- You will be responsible for obtaining the necessary consents required to grant the lease.

**** Additional cost to be added if dealing with a lease of part.***

**** Additional cost to be added if serving statutory declarations.***

Full Due Diligence

Harrison Drury exercises due diligence that is tailored to suit your specific needs and requirements. We guarantee our professional team will deliver the very best service whichever option is right for you.

Acting for the Landlord

- Obtain up-to-date copies of the Landlord's title to the Property;
- Draft lease in accordance with the heads of terms;
- Review the EPC rating for the Property and consider and provide advice in respect of the associated regulations;
- Advise on what consents are required and what is required to obtain those consents and providing a separate fee estimate for dealing with consents);
- Prepare replies to standard commercial property enquiries (CPSE 1);
- Reply to two rounds of enquiries raised by the Tenant's Solicitor on the Landlord's title;
- Deal with up to two rounds of amendments to the draft lease;
- Provide you with a lease summary on the key terms of the lease;
- Prepare and issue notice and statutory declaration to the Tenant and up to one Guarantor, where applicable;
- Deal with collection of rents assuming both sides are legally represented; and
- Complete of the Lease on your behalf.

This level of due diligence assumes the following:

- The lease is a lease of the whole of the Property;
- You have a freehold interest in the Property. In the event there are superior titles we will assume that you will be dealing with this element direct. Any superior title review would be subject to additional costs on a case-by-case basis;
- Harrison Drury deal with no more than two rounds of amendments to the lease; and
- Harrison Drury will deal with no more than two rounds of enquiries raised by the Tenants Solicitor in relation to the Landlord's title to the Property.

** Additional cost to be added if dealing with a lease of part.*

** Additional cost to be added if serving statutory declarations.*

Additional Services

* Please note an additional cost will be added if the client requires the matter to be dealt with more urgently, the fee shall be adjusted accordingly.

Reviewing Heads of Terms and proposing some amendments to the draft Heads of Terms.

- Assumes one round of comments are made to the Heads of Terms;
- The client liaises with the agent direct; and
- No further consideration of the Heads of Terms is required.

Serving Statutory Declarations – [NB. Contracting out not included in essential service]

- Includes notices served on the Tenant; and
- Notices served on one Guarantor.

Dealing with Completion of the Lease

- Issuing the document for signature and guidance on how to sign the documents;
- Checking the Lease has been correctly signed; and
- Complete the Lease.

Post Completion

- Subject to the client approving the same, Harrison Drury will submit the SDLT return (if required); and
- Provided all necessary consents are obtained by the Tenant, Harrison Drury will prepare the application to register the easements contained in the Lease at the Land Registry OR note the Lease at Land Registry.

** Additional cost where dealing with the Lease as well.*

Other services also available:

- Agreement for Lease
- Rent Deposit Deed
- License for Alterations
- Agreements to Surrender
- Deed of Surrender
- Deed of Variation to Lease

For further information, please scan the QR code to view our website.



Or you can contact our Commercial Property team directly to discuss on 01772 728321 or email enquiries@harrison-drury.com



harrisondrury | **solicitors**

we make it possible

 @hdsolicitors

 Harrison Drury Solicitors

 HDSolicitors

Email: enquiries@harrison-drury.com

Web: www.harrison-drury.com

Get in touch

Clitheroe Office

21 Church Street
Clitheroe
BB7 2DF

Tel 01200 422264

Garstang Office

Cherestanc Square
Garstang
PR3 1EF

Tel 01995 607950

Kendal Office

Bridge Mills
Stramongate
Kendal
LA9 4BD

Tel 01539 628042

Lancaster Office

76 Church Street
Lancaster
LA1 1ET

Tel 01524 548967

Lytham Office

Assembly Rooms
Dicconson Terrace
First Floor
Lytham
FY8 5JY

Tel 01253 742300

Manchester Office

5th Floor, Corner
Block, 11 Quay
Street, Manchester,
M3 3HN

Tel 0161 513 8181

Preston Office

1a Chapel Street
Winckley Square
Preston
PR1 8BU

Tel 01772 258321

Southport Office

45 Hoghton Street
Southport
PR9 0PG

Tel 01704 269988