



harrisondrury | solicitors

we make it possible

Lease Advice Versioning

For Tenants



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 Tenant

- Check that the Landlord is the registered owner of the Property;
- Review the lease checking that the heads of terms have been incorporated; and
- Provide a Lease report highlighting the key elements of risk such as repair, insurance, service charge, alienation, with suggested amendments.

This level of due diligence assumes the following:

- The lease being granted is a lease of the whole of a Property;
- The Landlord has 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 do not consider any replies to commercial standard replies to enquiries (CPSE's) provided by the Landlord's Solicitor;
- Harrison Drury will make no amendments to Lease, including but not limited to any of the suggested amendments contained within the lease report.
- Harrison Drury don't check whether any consents are required for the granting of the lease;
- Harrison Drury will not obtain any required consents; you will be responsible for liaising with the Landlord direct on this point;
- Harrison Drury won't deal with completion of the lease;
- Harrison Drury do not consider or review the EPC rating for the Property nor provide advice in respect of the associated regulations;
- Harrison Drury will not undertake any Stamp Duty Land Tax (SDLT) calculation nor make any application to note or register the lease at the Land Registry.

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

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 Tenant

- Check the Landlord can grant the Lease;
- Review the lease checking that the heads of terms have been incorporated;
- Make one round of amendments to the lease;
- Provide a Lease report highlighting the key elements of risk such as repair, insurance, service charge, alienation and report to you on any amendments which were requested but have not been agreed by the Landlord's solicitor;
- Complete the lease on your behalf;
- Provided all necessary consents are obtained by you, Harrison Drury will prepare the application to register the Lease or register any rights in the lease at the Land Registry;
- Subject to you approving the same, Harrison Drury will submit the Stamp Duty Land Tax (SDLT) return (if required).

This level of due diligence assumes the following:

- You will obtain all necessary consents to grant a lease from the Landlord direct;
- The lease is a lease of the whole of a Property;
- The Landlord has 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 review or report on any replies to standard commercial property enquiries (CPSE's) received from the Landlord's Solicitors nor raise any further enquiries on the title to the Property. You will need to liaise with the Landlord direct in this regard;
- Harrison Drury will not commission standard commercial property searches on the Property;
- Harrison Drury do not consider or review the EPC rating for the Property nor consider and provide advice in respect of the associated regulations; and
- You will be dealing with the Landlord directly in relation to the collection of any rent due on completion of the lease.

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

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 Tenant

- Check that Landlord is the registered owner of the Property;
- Review the lease checking that the heads of terms have been incorporated;
- Harrison Drury make up to two rounds of amendments to the draft lease;
- Review and report on any replies to standard commercial property enquiries (CPSE 1) received from the Landlord's Solicitors;
- Undertake full searches on the Property (Harrison Drury to identify the recommend searches);
- Raise up to two rounds of enquiries with the Landlord's Solicitor relating to the Landlord's title to the Property;
- Review and report to you on the Landlord's immediate title to the Property;
- Harrison Drury will advise on what consents may be required and what is required to obtain those consents and providing a separate fee quote for dealing with the consents;
- Consider and review the EPC rating for the Property and provide advice in respect of the associated regulations;
- Provide a Lease summary on the key terms of the lease;
- Issue the Lease for signature;
- Deal with collection of rents assuming both sides are legally represented;
- Complete the lease on your behalf;
- Subject to receipt of all necessary consents, Harrison Drury will prepare the application to register the lease or note the rights in the lease at the Land Registry; and
- Subject to you approving the same, Harrison Drury will submit the Stamp Duty Land Tax (SDLT) return (if required).

Full Due Diligence cont.

This level of due diligence assumes the following:

- The lease is a lease of the whole of a Property;
- The Landlord has 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 raise no more than two rounds of enquiries with the Landlords Solicitors on the Landlord's title to the Property.

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

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



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