Key Considerations for Commercial Property Owners and Landlords

Providing clear information at an early stage will help your solicitor understand the property, the relevant lease arrangements and any deadlines that may affect the advice required.

The Property and Your Ownership Structure
Provide details of the property or portfolio involved and explain how it is owned.

The Current Lease Documentation
Where the matter concerns an existing tenant, provide a complete copy of the lease together with any subsequent documents.

Important Lease Dates
Identify any upcoming dates or deadlines relating to the lease.

Your Commercial Objectives
Consider what you would ideally like to achieve. Where a tenant has made an application or request, provide details of exactly what they are proposing.

The Condition of the Property
Provide details of the current rent and any other sums payable under the lease.

Rent and Other Payments
Gather details of significant contracts, leases and ongoing commercial commitments.

Wider Portfolio Considerations
Where the property forms part of a wider estate or portfolio, consider whether the approach taken could affect other tenants or properties.

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