

## Commercial

Commercial Property  
Company & Commercial  
Employment  
Legal disputes

## Private Client

Employment  
Family law issues  
Injury claims  
Legal disputes  
Moving home & buy-to-let  
Professional negligence  
Wills, probate & tax planning  
Elderly client & Incapacity Law  
Court of Protection

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# Commercial Property



**Mullis & Peake LLP**  
Solicitors

*Better advised*

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# Commercial Property

## About our team

Our commercial property team at Mullis & Peake LLP is able to provide a wide range of services to assist with commercial property transactions. We deliver a quality assured service which is focused on the needs of your business. Our areas of expertise include:-

Buying and selling commercial property  
Commercial leases  
Development work

## Buying and Selling Commercial Property

We can advise on the buying and selling of commercial property be it freehold or leasehold. The difference between the two is that if you buy a freehold property you own it outright whereas if you buy a leasehold property you are a tenant with a right to occupy, which is subject to the terms of the lease.

We can advise as to which is the best option for you taking into consideration your individual circumstances. In either case, you should note that you will be responsible for survey and inspection of the property whereas we will deal with the investigation of title including the carrying out of necessary searches. We will ensure that your interests are fully protected.

## Commercial Leases

A commercial lease is a contract between a landlord and a tenant which allows the tenant to occupy a property for a set period of time subject to rights and obligations as set out in the lease.

The lease will cover items such as:-

1. The rights and obligations of each party
2. The responsibility for repairs, maintenance and decoration
3. Alterations and additions to the property
4. Transferring the lease or underletting the premises
5. Security of tenure
6. Use of the property
7. Rent and rent review

We can prepare a lease which will suit your requirements or advise on the terms of your existing lease.

## Development Land

We have expertise in acting on behalf of a wide range of developers and investors in connection with the purchase of land for development purposes. We have expertise in dealing with matters from the acquisition of the land through to the sales of the units on the development and can advise as to the best way to structure the transaction so as to meet your needs, whether by way of option, conditional contract or unconditional purchase.

## Additional Services

Mullis & Peake LLP provides a broad range of commercial services to ensure that all your business and commercial needs are met.

Our commercial team has significant experience in the provision of a wide range of services to assist with the legal and procedural aspects of running a business from the formation of a new limited company or LLP to the re-organising and re-structuring of existing businesses. They have vast experience in dealing with small to medium sized businesses and in advising clients taking their first steps into business.

Mullis & Peake LLP also has a designated employment department which is able to provide advice and assistance to employers or employees in all types of employment matters.

All commercial enterprises need expert legal advice. We focus on our commercial experience, personal service, speed of response and the desire to get the results that our clients want.

For more information please contact:-

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Mullis & Peake LLP is a limited liability partnership registered in England and Wales, number OC339711. A list of members' names is available for inspection at our registered office 8-10 Eastern Road, Romford, Essex RM1 3PJ. Authorised and regulated by the Solicitors Regulation Authority.

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