

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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Fast Track Lease Services



Mullis & Peake LLP
Solicitors

Better advised

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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:-

- The rights and obligations of each party
- The responsibility for repairs, maintenance and decoration
- Alterations and additions to the property
- Transferring the lease or underletting the premises
- Security of tenure
- Use of the property
- Rent and rent review

Mullis & Peake LLP are offering an exciting new service for both landlords and tenants in relation to new leases of less than 7 years of small commercial properties. Please read on to find out more.

Landlord's Fast Track Lease Service

On occasions you may require a simple commercial lease to be drawn up at a low cost, quickly and with no fuss. Our Fast Track Lease Service can help.

For a fee of from £450 plus VAT we are able to:

- prepare a simple form of lease using the Law Society Business Lease template and a plan provided by you (if appropriate) and
- provide guidance notes on the terms of the lease for the benefit of both you and the tenant

The Landlord's Fast Track Lease Service will not include any applications for mortgage lender consent or other consents, investigation of planning and negotiation of terms with the tenant.

We are able to prepare the new lease within 5 working days of your instructions. An additional fee of £150 plus VAT will be charged if the lease is required within 48 hours of your lease instructions.

Tenant's Fast Track Lease Service

If you are taking a new lease of a commercial property for a term of less than seven years, we can assist in ensuring that you understand the terms of the lease in plain English.

For a fee of from £450 plus VAT we are able to:

- prepare a report on the terms of the lease that you are proposing to enter into;
- advise on the simple terms including the rent, duration and any break clause together with the more detailed provisions on rights, exceptions, ability to assign or underlet and repair and
- investigate the title on your behalf if the landlord's title is registered at the Land Registry

The Tenant's Fast Track Lease Service will not include searches, raising enquiries with the landlord, negotiating terms of the lease or contact with the landlord.

We are able to prepare the lease report within 5 working days of your instructions. An additional fee of £150 plus VAT will be charged if the lease report is required within 48 hours of your instructions.

Premier Tenant's Fast Track Service

For a fee of from £695 plus VAT we are able to:

- prepare a report on the terms of the lease that you are proposing to enter into;
- advise on the simple terms including the rent, duration and any break clause together with the more detailed provisions on rights, exceptions, ability to assign or underlet and repair and
- investigate the landlord's title on your behalf if the landlord's title is registered at the Land Registry
- raise preliminary enquiries with the landlord and carry out usual searches on your behalf (estimate of search fees available on request).

The Premier Tenant's Fast Track Lease Service will not include negotiating terms of the lease or contact with the landlord.

We are able to prepare the lease report within 5 working days of your instructions. An additional fee of £150 plus VAT will be charged if the lease report is required within 48 hours of your instructions.

For more information please contact:

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