

## COMMERCIAL PROPERTY

### Commercial Property

Our team of commercial property solicitors have a wide range of expertise in dealing with a variety of commercial property transactions. We work closely with our commercial clients to ensure that they receive a professional and efficient service. We appreciate that each client has different requirements depending on the type of business they are operating and we are committed to ensuring that the service we provide is tailored specifically to the particular needs of each client. Whether you are just starting out in business or are a long established company, our team is able to assist you and guide you through all aspects of commercial property matters.

The work we undertake includes the following:

### Commercial Sales and Purchases

We have widespread experience of dealing with the sale and purchase of freehold and leasehold business premises such as factories, offices, shops, restaurants and public houses. We can also assist you with matters that arise as a result of such transactions including taxation, dealing with premises occupied by tenants, licensing law and compliance with statutory regulation.

We also deal with sales of land to developers including under options and conditional contracts subject to planning.

We can also guide you through the complexities of Stamp Duty Land Tax

### Landlord and Tenant

We act for a wide range of landlords and tenants clients locally and nationally making us well placed to deal with matters such as assignments of leases, dilapidations, licences for alterations, rent reviews, new leases, sub-lettings, lease renewals and termination. We can advise on the legislation concerning protected business tenants.

### Corporate Transactions

If you are planning to purchase a business or to sell an existing business our well established and highly regarded team can advise you on all the issues involved. We are able to deal with the property aspects of the transaction such as investigation of title, goodwill, warranties and indemnities as well as advising you on covenants that might affect how you are able to operate your business.

In conjunction with our Company Commercial Department we can also advise you on the contract for the sale and purchase of business assets, share sales and share purchases, compliance with legislation in areas such as employment and licensing law and company law requirements.

Our Company Commercial Department also advises clients on new business formations and choice of business medium.



SOLICITORS

11 Church Road  
Tunbridge Wells  
Kent TN1 1JA

Tel: 01892 526344  
Fax: 01892 511223

185 High Street  
Tonbridge  
Kent TN9 1BX

Tel: 01732 355911  
Fax: 01732 355191

3 Tonbridge Road  
Maidstone  
Kent ME16 8RL

Tel: 01622 690777  
Fax: 01622 662555

Suite 100, 70 Churchill Square  
Business Centre, Kings Hill,  
West Malling ME19 4YU

Tel: 01732 897925

Email: [mail@the-solicitors.co.uk](mailto:mail@the-solicitors.co.uk) [www.the-solicitors.co.uk](http://www.the-solicitors.co.uk)