

Lease Health-Check

If you can answer “yes” to any of the following questions, then we can help you:

- Are you a Tenant of business premises?
- Do you have a Lease?
- Is your Lease coming to an end?
- Are you looking to stay or are you moving to new premises?
- Do you want to “exit” your Lease early?
- Do you want to know what your rights and obligations are under your Lease?



Commercial risk - know your Lease...

...don't take chances

Health and Safety report

Get in touch today for a Lease Health-Check and we'll let you know what you need to know.

For a fixed fee of £275 plus VAT we will review your Lease and provide you with a full report. All you need to do is get in touch with a copy of your Lease.

We can assist you with the following:

Lease termination/Exit Strategy

- Assignment/Underletting of your Lease
- Exercise of your break right
- Surrender of your Lease

Moving premises

- Negotiation of Heads of Terms
- Negotiation of Lease and ancillary documents (Licence to Carry out Works, Licence to Change Use, Rent Deposit Deed)

Lease renewals

- 1954 Act Renewals (where you are a “protected” Tenant)
- New Lease of existing premises (by negotiation where you are not a “protected” Tenant)



If you are a Tenant and would like a Lease Health-Check or you would like to utilise one of our many services – speak to Shilpa Unarkat in our Real Estate Department on 0121 746 3300 or email s.unarkat@sydneymitchell.co.uk

Our Real Estate Team

Our commercial property team deliver [expert commercial property services](#), ranging from business law, leases and purchases, through to syndicated property acquisitions and property investment



[Div Singh](#)
Senior Partner

Div has worked alongside many sectors in dealing with real estate transactions varying from £1-£100m.



[Fahmida Ismail](#)
Partner

Fahmida specialises in helping businesses with finances, corporate structures and property management. Fahmida is used to working within tight deadlines and has dealt with many large property developments and transactions.



[Stewart Coles](#)
Associate

Stewart has developed specialist expertise in dealing with property transactions involving pension schemes. He regularly acts on behalf of SIPPs and SSASs on the purchase, sale and leasing of commercial premises, as well as dealing with transactions which are specific to pension schemes, including in specie transfers and in specie contributions.



[Tony Harris](#)
Consultant

Tony has worked with many GP practices in developing the expansion of their surgeries, working with planners and developers, assisting clients in negotiations with Developers/ Banks whether such projects are GP or Developer led. He also specialises in all types of commercial property transactions.



[Georgina Walsh](#)
Consultant

Georgina covers refinancing, multiple property transactions and plot development sales for a variety of organisations including businesses ranging in turnover from thousands to millions, partnerships, property speculators and company directors.



[Shilpa Unarkat](#)
Associate

Shilpa's specialities include Landlord and Tenant (non-contentious), freehold acquisitions and disposals, secured lending and general commercial property work. Having worked in the Black Country for some time she has extensive experience of dealing with industrial units.

Contact us at Sydney Mitchell LLP

Offices in Birmingham, Shirley and Sheldon

Apsley House
35 Waterloo Street
Birmingham
B2 5TJ
0121 698 2200

Chattock House
346 Stratford Road
Shirley, Solihull
B90 3DN
0121 746 3300

Shakespeare Building
2233 Coventry Road
Sheldon
Birmingham B26 3NL
0121 700 1400

www.sydnemitchell.co.uk