

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 £400 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@sydnemitchell.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



[Shilpa Unarkat](#)

Partner

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.



[Claire Cooper](#)

Partner

Claire covers a broad range of commercial property transactions including sale and purchase of commercial, mixed use property and HMO's, commercial leases/landlord and tenant, commercial/mixed use/residential developments including acquisition, option agreements and promotion agreements.



[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.



[Rupesh Patel](#)

Paralegal

Rupesh acts for landlords and tenants in negotiating documents, working closely with clients and solicitors. He deals with leases, rent deposit deeds, licences (such as licence to alter, licence to assign and licence to underlet) as well as on sale and purchase transactions and secured lending work.

Contact us at Sydney Mitchell LLP

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