

## 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@sydneymitchell.co.uk](mailto: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



**[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.



**[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](#)**

**Senior 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.



**[Richard Cox](#)**

**Consultant**

Richard is experienced in all aspects of Commercial Property Law. He covers many areas ranging from renewable energy projects such as Wind Farms, Biomass Plants and Combined Heat and Power Plants to residential development schemes (these schemes can be from several hundred units to one plot), commercial development schemes of offices and retail units together with general landlord and tenant work and sales/purchases of land and buildings.



**[Jay Singh](#)**

**Solicitor**

Jay specialises in acting for clients on the sale and purchase of freehold and leasehold commercial properties across many sectors including industrial, healthcare, franchises, retail and leisure. He has an extensive knowledge of commercial leases and the legal issues relating to the management of commercial property portfolios.

**Contact us at Sydney Mitchell LLP**

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