

## 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.



**[Claire Cooper](#)**

**Senior Associate**

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.

### Contact us at Sydney Mitchell LLP

Offices in **Birmingham, Shirley, Sheldon** and facilities in **Sutton Coldfield**

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