

## Commercial Property Services

**Our commercial property practice is one of the foremost in the South East.** By gaining a solid understanding of our clients' businesses and the industries or sectors in which they operate and by working as active legal and commercial partners, we help them achieve successful outcomes for their various property transactions and developments.

### What we can do for you

Our commercial property team is made up of recognised, skilled legal specialists - renowned for their experience in advising clients with both straightforward and complex property needs:-

- Retail/Office/Industrial Use
- Hotels and Leisure/Public Houses and other licensed premises
- Residential/ Mixed use
- Residential and commercial property development
- Construction
- Town and Country Planning
- Portfolio & Investment Property
- Landlord and Tenant
- Property Insolvency
- Farming/Agriculture/Estate Owners
- Education, Healthcare and Charities
- Environmental Issues
- Property Disputes Resolution
- Corporate and/or financial restructuring
- Site acquisition and assembly together with set up for freehold, leasehold and mixed tenure for onward sale by our dedicated plot sales team

### The people we help

Whether you are an individual or a corporate entity, a tenant or a landowner, a developer or an investor, we can provide assistance.

Our clients also include insolvency practitioners, local authorities, SIPP funds, financial institutions, charities, trustees and partnerships.

### Recent noteworthy projects:

- Acting for a FTSE 100 company on its new lease and fitting out of its new headquarters in the City of London
- Major housing developments in Lewes, Peacehaven and Seaford
- Advising Administrators on property and property litigation issues arising within large portfolio of properties owned by a group of development companies (in administration)
- Retail store acquisition and management for a number of national retailers

## Our Property Insolvency Services

When an individual or company enters into an insolvency procedure there are likely to be property issues to be resolved.

Our experience in advising insolvency practitioners, LPA receivers, banks, companies and individuals will give you confidence in the advice and guidance we provide.

We will give you clear and commercial advice whether it be dealing with insolvent tenants or landlords, purchasing property from insolvency practitioners, advising on the validity of security or advice on company restructuring and reorganisation.

## Our Corporate Property Services

Working together with our corporate team, we have experience in dealing with on-shore and off-shore SPVs and other property holding structures, for single or multi-let properties. We can also deal with the property aspects of corporate transactions.

## Our Portfolio & Investment Property Services

Despite fluctuations in land values, investing in one or more properties still appeals to many. We provide practical guidance to corporate and individual investors on the wide range of issues arising in buying and managing properties.

We can offer you a “one stop shop service”, giving tax planning advice at the outset in order to buy property in a tax efficient way.

We can prepare and negotiate leases, give advice on statutory obligations affecting landlord and tenant, management company structures and employment law issues and offer guidance on the rights of tenants to extend their leases and collectively buy the freehold of a building.

## Our Property Dispute Resolution Services

As with any valuable asset the ownership of commercial property may involve litigation. Our aim is to secure the most advantageous outcome for our clients.

With a tough but constructive approach we will provide pragmatic solutions in order to resolve your dispute as quickly and economically as possible, whether through the Court process or Alternative Dispute Resolution.

Our team is experienced in all forms of commercial property dispute, including disputes relating to title, business tenancy renewals, operation of break clauses, rent renewals, dilapidation claims, overage agreements, planning issues, and claims arising out of new developments.

## Why choose Adams & Remers?

**Our clients choose us because we provide them with ...**

- **Value** for money
- **Speed** of delivery
- **Understanding** - we believe it's important to get to know about the issues in each client's business, and build relationships based upon trust
- **Confidence** - We are a well established firm of solicitors with a reputation for strength of expertise and quality of service.
- **Personal Service** - we know the importance of tailoring our service to meet each individual client's commercial requirements.

## Find out more

**If you would like to know more about these services and how they could match your business needs, contact:**

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