

KENDAL  
MILNTHORPE

MILNE MOSER  
SOLICITORS



## COMMERCIAL PROPERTY LAW

[www.milnemosersolicitors.co.uk](http://www.milnemosersolicitors.co.uk)

**Lexcel**  
Legal Practice Quality Mark  
Law Society Accredited

 Solicitors  
Regulation  
Authority

# COMMERCIAL PROPERTY LAW

Whether you decide to rent or to buy premises for your business, or simply as an investment, we can guide you through the entire process.

## BUYING COMMERCIAL PREMISES

If you have the capital available, you may decide to go down the route of purchasing the freehold of a building.

We will work with you, and any mortgage lender, to make sure that the property that you have chosen has a good legal title and is suitable for your requirements.

## TAKING A LEASE OF COMMERCIAL PREMISES

Most businesses don't have the capital available to purchase the freehold of a building, so rent their business premises instead.

Generally, commercial landlords are willing to negotiate new leases, so we recommend that you come and talk to us before you agree the terms of your new lease.

With the right advice and negotiation skills, the terms that you agree could help your business to become the success that you hope for.

## TERMS AND CONDITIONS

Whilst the term of the lease and the annual rent are important, commercial leases are not the same as residential leases and specialist advice should be sought.

You should be particularly wary of terms and conditions that are too restrictive, as these could affect your ability to trade freely from the property.

You could also find that you are responsible for more than you bargained for in terms of repair and maintenance if you do not seek specialist advice.



Langdale Pikes from Lingmoor © Jon Allison

## SELLING COMMERCIAL PROPERTIES

The time may come when you decide to sell a commercial property. To ensure that your sale transaction progresses as swiftly as possible, we recommend that you come and see us as soon as the property is marketed so that we can assist you in preparing your sale documentation and give you a head-start once a buyer is found.

## LETTING YOUR COMMERCIAL PROPERTY

As the landlord of a commercial property, it is essential that any lease you grant protects your interests as much as possible - and for that, you need our team of experts.

Whilst commercial property law is complex and technical, our specialist solicitors have the knowledge and experience to advise you every step of the way.

# MILNE MOSER

## SOLICITORS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 729 786

Email. [solicitors@milnemoser.co.uk](mailto:solicitors@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square, Milnthorpe LA7 7QJ

Telephone. 015395 62263

Email. [milnthorpe@milnemoser.co.uk](mailto:milnthorpe@milnemoser.co.uk)



Authorised and regulated by the  
Solicitors Regulation Authority No. 52314

[www.milnemosersolicitors.co.uk](http://www.milnemosersolicitors.co.uk)