

Commercial Property

Acting for Landlords

Gordon Brown Associates offers a full range of legal services to landlords of commercial property, whether the single investor or the portfolio holder.

Our advice

From start to finish and beyond, we deliver an efficient service and expert advice to include:

- Negotiating of Heads of Terms;
- Drafting and negotiating lease form, leading to grant of Lease;
- Dealing with applications from tenants, for licence to carry out works, or licence to assign;
- As the lease draws to an end, advising and acting under the Landlord & Tenant Act 1954 in relation to the preparation and service of statutory Notices to terminate leases, or inviting renewal as the case may be;
- In the event of a tenant defaulting on its obligations, we can advise and take action for redress, including bailiff action, forfeiture by peaceable re-entry or Court action, or debt recovery action;
- Post lease dilapidations claims.

In most instances the cost of us acting for a landlord will be recoverable from the tenant, especially if your lease was initially drafted by us!

Our approach

Since the firm has its own property portfolio with its members also landlords and tenants in their personal capacity, we bring personal and legal experience to bear for your benefit - with the emphasis on practical advice and getting the job done whilst legally protecting your best interests.

We should welcome working with your commercial property surveyor, and any design team.

We are proud to be continually recommended to potential clients by nearly all of the local commercial property agents, and to act for several major local property owners.

We have also acted in commercial leasing matters for major public limited companies, and throughout England and Wales.

Similarly, we also have extensive experience of Self Invested Personal Pensions (SIPP) as a medium of investing in commercial property.

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The next step

If you are a landlord of commercial property and would like to talk to us about how we could help please contact a member of our team:

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