

Commercial property

Our services

Taylor&Emmet LLP has a capable and experienced team of commercial property lawyers dealing with leases and with acquisitions and sales of commercial property.

Our clients value our extensive local knowledge, wide-ranging experience and attention to detail and we know that, whether we are dealing with a business lease or a multimillion-pound investment, your case needs to be handled swiftly and diligently.

Our team delivers commercial and practical advice with an emphasis on providing solutions rather than problems, and is known at the same time for being friendly and courteous. Between them, the solicitors in our team have been involved in many large and prestigious projects across South Yorkshire and the country.

Commercial property law is broad and complex, but the team at Taylor&Emmet is used to delivering a successful outcome. Our range of expertise in the following areas has enabled us to become industry leaders in this legal sector.

We specialise in:

- Freehold and leasehold acquisitions and disposals
- Commercial leases
- Secured lending, financing and refinancing
- Development and development agreements
- Options and infrastructure agreements
- Planning
- Collateral warranties
- Covenants and easements
- Charities and other not for profit organisations
- Schools and colleges
- Medical practices and nursing homes
- Hotels, restaurants and other licensed premises
- Acting for registered social landlords



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Key cases

Recent projects include:

- Acting for the governors of a leading local secondary school on all aspects of a transaction involving a development agreement, advising on a build contract and associated warranties, associated with the construction of a new school building funded under the Building Schools for the Future initiative (BSF).
- Dealing with all the property law needs involved in the relocation of a leading Sheffield manufacturing company's operations from their historic site, which was sold for redevelopment, to a new purpose built leasehold factory, complete with development agreement, full lease and warranties.
- Sale of a multi million pound hotel complex including agricultural land and several domestic properties. The sale was on a deferred basis.
- Acquisition of a local dental surgery. There were a number of difficult issues that were resolved and the whole transaction completed satisfactorily within a strict timetable.
- Acquisition of a flagship leasehold retail shop in the Carnaby Street area of London for a leading Yorkshire fashion retailer.
- Acquisition of a development site which involved an option to purchase a ransom strip, deed of exchange, sub-sale, off-site easements, obligations to third parties to construct infrastructure and deferred funding arrangement with debt to be secured by a mortgage over part of the property to be acquired.

If you would like to know more about our services, please contact:

Vincent Green on 0114 218 4000

vincent.green@tayloremmet.co.uk

Sheffield City Centre
20 Arundel Gate, Sheffield S1 2PP
Fax: 0114 218 4223
Email: info@tayloremmet.co.uk

www.tayloremmet.co.uk

Taylor&Emmet LLP
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