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Legal Fee Information for

Commercial Landlord and Tenant Matters

Introduction

Our Legal Fees cover all of the work required to complete a Landlord and Tenant matter.

Legal Fees

Legal Fees are the amount you will be required to pay for all of the work performed by us in actioning your instructions, from commencement of your case to conclusion. It is not always possible to provide a fixed fee cost in licensing applications as the amount of hours involved can vary. However, we can give you a range of fees, based on the complexity of your applications. The complexity of an application may vary depending on factors such as whether there is a cumulative impact policy in place, the type and size of the premises or whether the premises are in a residential area.

We have set out below our range of fees, relating to differing complexities of matter:

- For grant of new lease and purchase of business our charge is from £2,000.00 plus VAT (£2,400.00 inc. VAT)*
- For grant of new lease only our charge is from £1,500.00 plus VAT (£1,800.00 inc. VAT)*
- For purchase of a commercial freehold property including a business our charge is from £1,500.00 plus VAT (£1,800.00 inc. VAT)*
- For taking an assignment of a lease including a business our charge is from £1,500.00 plus VAT (£1,800.00 inc. VAT)*
- For sale of an existing lease and business our charge is from £1,500.00 plus VAT (£1,800.00 inc. VAT)*
- For commercial freehold sale or purchase our charge is from £1,200.00 plus VAT (£1,440.00 inc. VAT)*

- For Licence to Assign when acting for the Landlord our charge is from £1,200.00 plus VAT (£1,440.00 inc. VAT)*
- For renewing a lease our charge is from £900.00 plus VAT (£1,080.00 inc. VAT)*
- For surrender of a lease our charge is from £750.00 plus VAT (£900.00 inc. VAT)*
- For advice on a lease with no amendments involved our charge is from £750.00 plus VAT (£900.00 inc. VAT)*
- For a commercial re-mortgage our charge is from £750.00 plus VAT (£900.00 inc. VAT)*
- For Licence to Sublet our charge is from £950.00 plus VAT (£1,140.00 inc. VAT)*
- For Licence to Occupy our charge is from £750.00 plus VAT (£900.00 inc. VAT)*
- For Licence to Alterations our charge is from £750.00 plus VAT (£900.00 inc. VAT)*
- For Authorised Guarantee Agreement our charge is from £500.00 plus VAT (£600.00 inc. VAT)*
- For Rent Deposit Deed our charge is from £350.00 plus VAT (£420.00 inc. VAT)*
- Below, we detail what services are covered in our standard fee.
- We will charge the sum of £35 plus VAT (£42.00 Inc. VAT) for electronic money transfers.
- VAT will be payable on our fees and some disbursements, and we will clearly confirm which disbursements carry VAT in our formal quotation or as we advise you to incur them.

If at any stage our fees change, we will notify you and discuss the reason for any changes. This would typically occur if you change your instructions or your case involves an unforeseen complexity.

Our average fees assume that:

- a. The transaction is concluded in a timely manner and no unforeseen complication arise.
- b. All parties to the transaction are co-operative and there is no unreasonable delay from any parties providing documentation.

Disbursements and Other Costs

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

You will be provided with a full list of disbursements in our formal quotation. If you need to incur any further disbursements during your case, you will be notified in advance of the reason and the amount.

The following disbursements and other costs may apply in your matter.

- AML Search Fee (per search) £10.00 plus VAT (£12.00 Inc. VAT)

- Company Mortgage (if any) £350.00 plus VAT (£420.00 Inc. VAT)
- Company Search (per search if required) £25.00 plus VAT (£30.00 Inc. VAT)
- Redemption of mortgage (if any) £150.00 plus VAT (£180.00 Inc. VAT)
- Land Registry Priority Search fees (per title) £3.00
- Land Registry Office Copy and Title Plan (per Title) £6.00
- Bankruptcy search fees £2.00
- Land Registry fees. The following link provided details of land registry fees payable. <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>. We will advise the fees that are relevant to your matter when we have the details of your property.

*These fees vary depending on the individual premises and where it is located. The fees can on occasion be higher than the ranges given above. We will give you an accurate figure for each item as soon as we are able to do so.

How long will my matter take?

Matters usually take 5 to 13 weeks from receipt of full instructions from you however this is dependent on the local authority processing times which will vary.

This is on the basis of the application being relatively straightforward and you being able to provide all the necessary documents promptly. If your matter is more complex, for example, if there is substantial opposition from interested parties, or if there is a delay in receiving the documents we need, it may take longer.

Stages of the Process

The average fees include:

- Taking your instructions and giving you initial advice.
- Undertaking regulatory checks.
- Responding to enquiries of other parties' solicitor.
- Giving you advice on all documents and information received.
- Advising on any mortgage redemption, if appropriate.
- Sending final contract documentation to you for signature.
- Agreeing completion date.
- Exchanging and completing the matter and notifying you that this has happened.
- Arranging for all monies needed to be received or transferred and distributing those monies.

Fee Earners

The following fee earners handle Commercial Property matters:

- Jenny Loynton
- Sonia Hollingshead
- Shuang Wang

You can find out more about our team by visiting our teams page here.

Questions

If you have any questions relating to our services and our fees, please contact us on 0121 327 0118 or email solicitors@loyntonlaw.co.uk.