

ATTENTION ALL TENANTS!!

Is your lease coming to an end?

Do you want a new lease?

Do you know your rights?

Do you want to end your lease early?

Knowing what to do and when to do it can avoid drastic implications for you and your business.

Getting a new lease

In certain situations, a tenant has a statutory right to a new lease when its existing lease comes to an end. We can advise you on whether you have this statutory right and, if so, what you should do to protect your position. It may be that you need to serve a formal notice on your Landlord.

There is always a possibility that your Landlord will not want to grant you a new lease and we can advise you as to whether the Landlord can refuse to grant you a new lease. You might need to apply to the Court.

The law in this area can be quite a minefield and there are certain procedures that need to be followed. Further, there are time limits for serving notices on your Landlord or to responding to a notice served on you by your Landlord.

You need specialist advice.

Ending your lease early

Do you have a break clause in your lease which enables you to terminate the lease early? If so, are there any conditions that you need to comply with?

At the very least you will need to serve a notice on your Landlord and there will be formalities to be followed in relation to such notice. Failing to serve the notice properly and/or failing to comply with any conditions will invalidate any notice that you serve on your Landlord and the lease will continue to the end of the term and you will need to pay the rent for the remainder of the lease.

If your lease does not contain a break clause, you may be able to agree a surrender with the Landlord. However, there may be certain formalities to be followed.

You need specialist advice.

What happens when the lease ends?

Whether the lease ends by way of a break clause, a surrender or because it has expired and you do not have a statutory right to have a new lease, you could still end up being liable for certain costs, for example the costs of carrying out repairs to the building.

You need specialist advice.

Our dedicated and friendly team can provide the specialist advice you need.

We also offer a wide range of services to business owners, both large and small and not just in relation to property matters.

Do not put off getting legal advice – it could save you from unnecessary stress and expense in the long run.

If you have a matter that you wish to discuss, please contact Vicky Dance in our Commercial Business Team. **Tel:** 01903 205771 **Email:** vickydance@millerparris.co.uk