

“ Plain speaking legal advice ”

**Business Land & Property Disputes
- Tenants of Commercial Premises**

www.herrington-carmichael.com

This publication is written as a general guide only. It is not intended to contain definitive legal advice, which should be sought as appropriate in relation to a particular matter.

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Most aspects of the property during the lease term will be regulated by the lease itself. If there are going to be difficulties with your Landlord it will often be in the following areas:

- You need the Landlords consent to carry out some works; sub let part of the premises; assign the lease to someone else etc but wither the Landlord is delaying their decision or is you believe, is unreasonably refusing consent.
- There is a problem with the building, e.g. the roof is leaking or the air conditioning is not working. You believe that it is the Landlord's responsibility to pay for the remedial work. But the Landlord says it is down to you. Does the fact you have a full repairing lease mean you are responsible for everything?
- You have not managed to agree the new rent on a rent review because the amount the Landlord says he wants is too high.

Your first port of call may well be your surveyor or valuer, but knowing your legal options and enabling us to work with you and your other professionals may well result in a solution that works for you without the expense of defended Court action.

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