

Recent Deals: Commercial Property

Acquisition of commercial premises in East Sussex for residential development

Hannah Bambury dealt with the £2m+ acquisition of hotel premises being bought with the benefit of planning permission for residential development. As the clients were using bank finance, the transaction also involved advice in relation to the banking and finance documents. Mark Williams, Partner in Corporate Finance, advised on the banking aspects of the transaction.

Lettings of retail and industrial premises

Hannah Bambury acted for one of the UK's largest independent decorator's merchants in the taking of a lease of retail premises in the south east of England and, shortly thereafter, a lease of industrial premises along the east coast of England. Both transactions were time critical from our client's perspective and were completed on time and without issue.

Motor dealership acquisition

Hamish Smith supported the Gaby Hardwicke Corporate team in the acquisition of a motor dealership with a turnover of approximately £50 million. Ten properties were included within the acquisition, part freehold, part existing leasehold and part new leasehold. The transaction also involved the grant of overage in respect of part of the land.

Acquisition of land for residential development in East Sussex

Hannah Bambury was instructed by a developer client in the acquisition of land for the development of seven houses. The transaction involved bank finance and so we were also involved in advising the client in relation to the security documentation required by the bank.

Sale of public house in central London

Hannah Bambury acted on behalf of a tenant looking to sell its lease of a public house in central London and the transaction also included the sale of plant/equipment.

Bank refinancing

Hamish Smith acted for a lender securing a £5.7 million refinancing loan over three large investment properties all subject to rack rent leases.

Sale of part golf club land in East Sussex

Hannah Bambury was instructed by a local golf club to deal with the sale of some of its land. The initial instruction gave rise to a number of historic housekeeping issues affecting the golf club's title, which needed to be resolved before completion of the sale, including issues relating to unregistered land. The transaction proved more complex than originally anticipated and we were pleased to be able to deal with all such matters to the satisfaction of all concerned.

Recent Deals: Commercial Property

Assignment of option on development land

Hamish Smith advised a client, who had successfully obtained planning permission for residential development with an approximate GDV of £8 million, on the assignment of option agreements entered into by three adjoining land owners. The transaction involved five parties and their lawyers, a conditional agreement for assignment and a deed of release of an easement across the site.

Letting of industrial premises in the north of England

Hannah Bambury was instructed by one of Europe's largest independent suppliers to the food manufacturing industry in the taking of a lease of 70,000 sq ft industrial premises in the north of England. The transaction involved liaising with immediate landlord and head landlord parties and dealing with some bespoke rent review arrangements. There were also some planning issues which arose as the transaction got underway which needed to be addressed to our client's satisfaction prior to completion of the lease.

Lease of Harley Street premises

Hamish Smith acted for medical professionals relocating to premises within the prestigious Harley Street area, which involved an aggregate lease-rental value of approximately £7 million. The transaction also involved a sublease of part of the building to an independent third party.

Letting of office premises in Surrey

Hannah Bambury dealt with the new lease for a software company for office premises of circa 5,500 sq ft. This transaction was concluded swiftly and the client has since instructed Hannah on ancillary matters relating to these premises.

Language school sale

The Corporate and Commercial Property teams dealt with the sale of a business operated from one of the premises of a large, multi-site language school. The sale was subject to very tight timescales and complex negotiations.

Bed and breakfast purchase

Simon Harris acted for the purchasers of a highly rated (by Trip Advisor reviews) bed and breakfast business and its bank and pension company funders.

Lease and goodwill purchase of Suffolk restaurant

Simon Harris acted, advised and negotiated the taking of a lease and purchase of the goodwill of a restaurant business in the centre of a major Suffolk town.

Warehouse and office lease completion

Simon Harris negotiated and completed the lease of a new warehouse and office premises within a tight timeframe set according to the client's commercial needs.

Recent Deals: Commercial Property

Sale of site in Gloucestershire

Simon Harris advised and acted on the sale of a site with a residential development with access problems.

Golf-club acquisition

Mark Williams (Corporate) and Nicolas Wickens (Property) acted for a client in connection with the acquisition of a golf club in the south of England. The transaction involved skilful negotiation in relation to various complications and issues, together with the raising of finance from various sources including institutional lenders and private investors.

London restaurant business negotiation and sale

Simon Harris acted for clients in the negotiation and subsequent sale of their restaurant business in London.

Property remortgaging and property purchase for development

Simon Harris acted for clients in the remortgaging of their property, involving dealing with planning problems, and separately for a property development company in the purchase of property for future development.

Sale of development site

Jon Fielden completed the sale of a large student development site in Kent for nearly £4 million.

Kent marina

Nick Wickens assisted in purchasing a marina in Kent for £1.1m with the assistance of bank finance.

Charity's lease from local authority

Simon Harris acted for a London-based charity taking a lease from the local authority and funding to provide recreational facilities to the local community.

Convenience store lease

Jon Fielden acted on behalf of the landlord in granting a lease of a property to be used as a convenience store on the Kent coast.

Investment finance

Nick Wickens acted on behalf of a major PLC bank in securing multi-million pound finance on a number of investment properties.

Lease of new premises

Simon Harris represented a Sussex-based building and design company in taking a lease of new premises.

Recent Deals: Commercial Property

Purchase of former hotel

Jon Fielden acted in the purchase of a former hotel in Hastings, which was acquired for conversion into a house in multiple occupation for student accommodation.

Doctors' pharmacy

Nick Wickens assisted a doctors' practice to secure a lease of a pharmacy within their practice.

Letting part of building to new tenants

Simon Harris is acting for a company in letting part of its building to new tenants.

Retail premises

Jon Fielden acted for the tenant in taking on prestigious retail premises in Brighton.

Country house

Nick Wickens assisted a client to acquire his dream home in the country for £900,000 and overcame numerous problems involved with the transaction.

Freehold purchase

Simon Harris is advising the owners of flats in the purchase of the freehold of their building from their Landlord.

Residential property development

Nick Wickens acted for our client in the acquisition of land and subsequent sale of the plots constructed on that land following development.

Intercompany re-arrangement

Nick Wickens acted for a major company in the transfer of properties within groups and lease backs of the premises.

Recent Deals: Commercial Property

Contact us

For expert legal advice on any commercial property law matter, please contact one of our specialist solicitors:

- Jon Fielden jmf@gabyhardwicke.co.uk or 01424 457 500 (Hastings).
- Simon Harris sah@gabyhardwicke.co.uk or 01424 457 500 (Hastings).
- Nick Wickens nrw@gabyhardwicke.co.uk or 01424 735 000 (Bexhill).
- Hamish Smith hws@gabyhardwicke.co.uk or 01323 435 900 (Eastbourne).
- Hannah Bambury hb@gabyhardwicke.co.uk or 01323 435 900 (Eastbourne).
- Danish Butt dbb@gabyhardwicke.co.uk or 01323 435 900 (Eastbourne).