

GARDNER | CROFT LLP
solicitors

**PREPARING FOR GROWTH:
BUSINESS PROPERTY**

by David Riordan

Private Client - Commercial - Family Law - Personal Injury - Property - Estates & Wealth



HOW BUSINESS PROPERTY IS CRITICAL TO SUCCESS AND GROWTH

1. BREAK CLAUSES
2. RENT REVIEWS
3. LANDLORD'S CONSENT
4. DILAPIDATIONS
5. ASSIGNMENTS
6. TENNANTS NOT PAYING
7. FORFEITURE



1. BREAK CLAUSES

- MEANING
- EXAMPLE
- EFFECTIVE EVALUATION
- REFERENCES / ACCOUNTS
- AGA AGREEMENT



2. RENT REVIEW

- UPWARDS ONLY
- REGARDS / DISREGARDS
- TIME OF THE ESSENCE?
- EARLY ACTION
- INSTRUCTION OF GOOD VALUER



3. LANDLORD CONSENT

- CHECK CLAUSES
- ABSOLUTE / QUALIFIED CONDITION
- REASONABLE TIMESCALES
- REASONABLE REASONS



4. DILAPIDATIONS

- MEASURE OF DAMAGES
- SECTION 18 CAP
- STANDARD OF REPAIR
- CIVIL PROCEDURE RULES



5. ASSIGNMENTS

- REFERENCES / ACCOUNTS
- AGA AGREEMENT



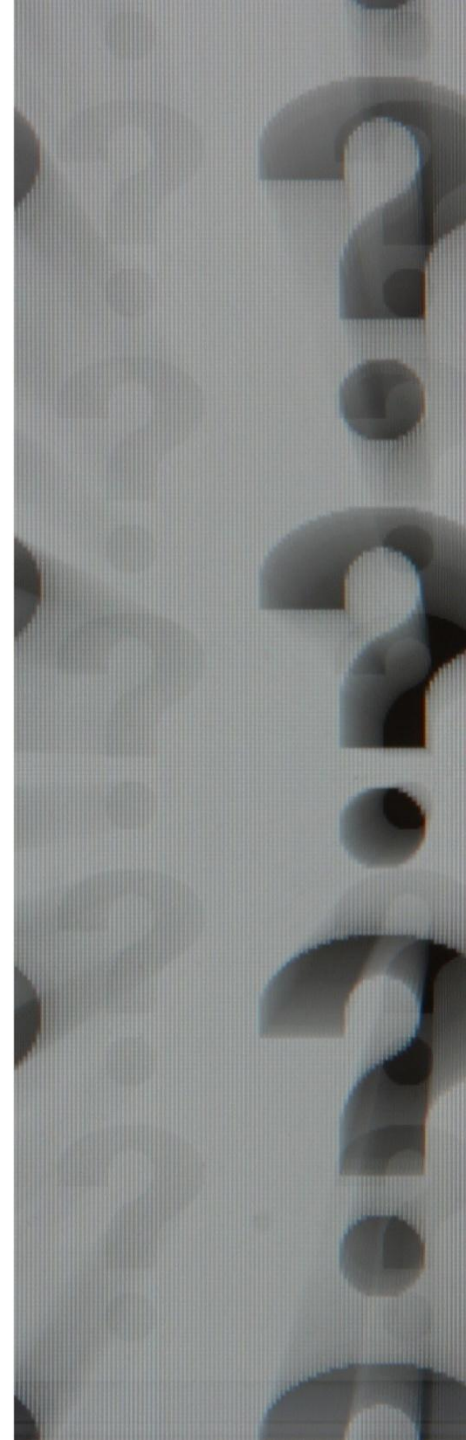
6. TENANTS NOT PAYING

- COMMUNICATE
- FORFEITURE – *MAKE A PLAN*
- TAKE ADVICE / CONSIDER WAIVER



7. FORFEITURE

- EARLY ACTION
- TALK TO YOUR LANDLORD
- TALK TO YOUR TENANT



SUMMARY

- EARLY ACTION
- TALK TO YOUR LANDLORD
- TALK TO YOUR TENANT



Talk To Your Lawyer



ANY QUESTIONS?

CONTACT US:

**DAVID RIORDAN
GARDNER CROFT**

2 CASTLE STREET, CANTERBURY, KENT CT1 2QH

PHONE: 01227 813400

E-MAIL: HDB@GARDNERCROFT.CO.UK / IDP@GARDNERCROFT.CO.UK

