



**ECCLES HEDDON  
SOLICITORS**



**Ripon** 01765 601717  
5 Westgate, Ripon, HG4 2AT

**Thirsk** 01845 522324  
Hurstwood Business Centre, Thirsk  
Industrial Park, York Road, Thirsk YO7 3BX

**Bedale** 01677 422422  
5 South End, Bedale, DL8 2BJ

[www.eccles-heddon.com](http://www.eccles-heddon.com)



## Commercial Property Services

In the course of running your business, the premises you occupy and the basis of that occupation are important factors in the smooth running and profitability of your business. Whether you own your business premises or lease them from a commercial or private landlord, we can advise and assist you.

Please contact us when you first contemplate the sale or purchase of your business premises, or otherwise when the terms are agreed. Where commercial premises are concerned, it is vitally important that clear and fair Heads of Terms are drawn up at an early stage. Whilst a commercial selling agent may be employed to handle that task, we can work with the agent(s) to ensure that the Heads of Terms reflect your intentions and to enable you to proceed from a position of clarity. If there are no agents involved, we can prepare draft Heads of Terms and begin a dialogue with the lawyer acting for the other party. Once terms are agreed, we will do our best to ensure that the transaction progresses quickly and smoothly to completion.

The same principles apply to commercial lettings and we are confident in our ability to initiate and preserve a healthy commercial relationship between you and your landlord or tenant. We can also advise in situations where a lease is being assigned (transferred). Where commercial premises are already let, we can advise on issues which may arise during the course of that letting, such as rent reviews, property alterations, breaches of covenant and sub-lettings. We can also offer advice in relation to the termination or renewal of a business tenancy.

## Commercial Property Services

- Sale and purchase (freehold and leasehold)
- Commercial Leases, assignments, renewals, terminations and other mid-lease transactions
- Commercial and residential developments (including set-up)
- Acting for property developers / investors
- Promotion agreements, options, conditional contracts and overage/clawback arrangements
- Easements, rights and restrictive covenants
- Re-financing
- Pension Scheme Properties
- Auction pack preparation and advice

## Our Promise

- ✓ A dedicated solicitor will have day to day conduct of your file
- ✓ No unnecessary legal jargon
- ✓ Prompt and Efficient Service
- ✓ Advice tailored to your transaction and individual needs
- ✓ Regular updates regarding your matter
- ✓ Direct liaison with your other professional advisors