



# Prescription for buying, selling & leasing Commercial Property

**HRC** Law

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If you're thinking of buying, selling or leasing commercial property, we're just the medicine you need. Our role is to make your transaction as easy for you as it can be. We know just what to do to ease you through those pain points - without stretching out the whole process.

It's not only transactional commercial property issues we can help you with; if you have an issue or question on any commercial property matter, we have the expertise you need. Let us soothe those niggles for you and help you with the legal side of managing your commercial property portfolio, so that you can focus on keeping your business in tip top condition.

## Prescribed by others

"I wouldn't hesitate in contacting HRC Law again. I found their approach highly professional, informative and very fast. They have an excellent way in conveying to their clients and I would recommend their services. Much appreciated."

**Sunil Chandarana**, Pharmacist

"We were keen to get the new space secured as soon as possible. Demand had risen at an unprecedented rate and we were conscious of sales growing faster than our footprint could allow us to. The team at HRC Law understood our commercial objectives and kept the pace flowing but controlled throughout."

**Ben Wilson**, Managing Director at BSMW Limited  
(part of the Thornton & Ross pharmaceutical group)

"Moving was a nervous time for us, having been settled in the same office for such a long time. Helen and her team understood this, leading us through the process comfortably."

**Mike Carter**, Managing Director at Orchard  
(Recruitment consultancy to the creative industries)

## Commercial Property - three painkillers



### Consultation

Like you, we have years of training and experience under our belts. The earlier we see you, the quicker we can diagnose and treat potential issues. A lease, for example, is often one of the largest financial commitments a business makes. Understanding exactly what you are agreeing to before you sign on the dotted line is, we think, indispensable.



### Timing

If you're buying or selling the assets of a business, as opposed to the shares of a company, and there's a lease involved, you'll need the landlord's consent to transfer that lease; this adds time to the process. We can give you a prior "heads-up" about this and other issues, so you can take early action; you'll be prepared.



### Legal Health Check

Selling on your commercial property interests in the future (whether as assets in their own right or as part of your company)? If so, bear in mind that potential buyers will look at those interests closely. Due diligence is a key part of most sale transactions: the buyer asks for information, and the seller provides it. Flies in the ointment may be revealed and this can lead to (re)negotiation of aspects of the sale terms. Knowing this in advance, and starting work now to remove any blemishes from your commercial property portfolio, can help you to maximise value.

If you'd like an obligation-free discussion about how HRC Law could help with commercial property legal support connected to your pharmacy business, please contact Helen Marsh, Commercial Property Partner, on 0161 358 0544 or email her at [helenmarsh@hrclaw.co.uk](mailto:helenmarsh@hrclaw.co.uk).



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