

# leaseRENEWALS

Underwoods



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A tenancy protected under the Landlord & Tenant Act 1954 is normally brought to an end by a notice served by either party. For both landlord and tenant the timing of service of the notice and the content to be contained therein needs to be given careful thought and consideration.

Advice on this strategic decision is part of the service the Underwoods lease advisory team is able to provide based upon our in-depth knowledge of the constantly changing leasehold market. Landlords may have redevelopment plans for the future; tenants may require flexibility for future expansion or contraction. Our role is to advise on the terms of a new lease and to negotiate the best deal for our client, reflecting income needs, investment objectives and business plans. A lease renewal is a great opportunity for both parties to review their position and re-structure lease terms for the future.

In the unusual event that terms cannot be agreed between the parties through negotiation then Underwoods are able to advise and represent clients on proceedings to have matters resolved through the Court process.

Our lease advisory team of Stephen Battersby and Robert Keeves have many years experience dealing with lease renewals for both landlords and tenants on all types of commercial property throughout the industrial, office, retail and leisure sectors.

If you require initial advice relating to any lease renewal issue, then please contact either Stephen Battersby or Robert Keeves of our lease advisory team on the details below.



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A lease often contains a provision for the rent to be reviewed to market levels at the review date. It is very important for both landlords and tenants to take advice at this time from Chartered Surveyors with a detailed knowledge of the property sector and locality where market and rental trends are established through the analysis of many and often varied transactions.

Rents at review are sensitive to the specific terms contained within the lease and a thorough understanding of how these can affect the rent can have a significant bearing on the outcome, potentially making or losing substantial sums or savings over the review period. It is only through a detailed analysis of individual transactions that the true level of rent can be established to ensure that your interests are best protected.

The lease advisory team at Underwoods through their in depth knowledge of Landlord & Tenant Law and considerable market experience are well positioned to advise on rent reviews in respect of all types of commercial property to include industrial, office, retail and leisure sectors.

Normally terms can be agreed through negotiation but if not, the Underwoods team have extensive experience in advising and representing clients as Expert Witnesses in Arbitration and Independent Expert referrals.



If you require initial advice relating to any rent review issue, then please contact either Stephen Battersby or Robert Keeves of our lease advisory team on the details below.



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