

## **RENT REVIEWS AND LEASE RENEWALS – THE BENEFITS OF SEEKING PROFESSIONAL ADVICE!**

For any business, one of the most concerning aspects of a lease is the impact of rent increases in rent on a rent review or lease renewal.

We represent tenants of commercial premises through the UK in order to minimise these increases.

We do this through:

- Careful assessment of the physical characteristics and locational aspects of the property – looking for the “negative” aspects.
- Assembly of rental evidence.
- Liaising with other tenants and their advisers.
- The process of negotiation and where necessary reference to a third party surveyor (or even court in the case of lease renewal) where a landlord is either unrealistic – or just plain greedy!

In addition, we possess considerable in-house experience not only of the markets in which we operate but also the professional and legal environment in which we work.

In assessing the rental value of commercial premises much can depend upon the actual wording of the user provisions or the rent review clause within a lease.

In certain instances, a counter notice in response to a landlord’s proposal on a rent review may be necessary and in some instances, the timing of that counter notice may be critical.

There may even be time limits for an application for appointment of a third party surveyor on a rent review which may be equally important.

On a lease renewal, it is important for us to work closely with your Solicitors and for them to ensure any notice is served in good time.

All these matters necessitate advice from a surveyor. Where we act, we seek to do so promptly and in a cost efficient manner – looking to prove the worth of our service to each and every Client.

If you would like an informal preliminary discussion then please do not hesitate to contact either:

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