



## Commercial property disputes

Whether an individual landlord or tenant, or a corporate entity with a large portfolio of properties, freehold or leasehold, every corporation either owns or rents property.

Property litigators do not just advise when there has been a default by one party. Our roles are diverse - acting as your portfolio managers and giving expert guidance on the consequences of taking various steps under the lease.

Costly disputes involving commercial property may affect your investment if you are a landlord, or your livelihood if you are a tenant.

We provide quick and cost-effective advice to landlords if their tenant gets behind with rent, fails to do repairs or breaks the lease terms. In contrast, should a landlord break their obligations under the lease, we give practical solutions to tenants on the most efficient ways to resolve disputes.

We offer a full-service to assist commercial landlords and tenants in giving legal advice on the terms of the lease, the possible business strategies and also in negotiating when things go wrong to achieve the best possible outcome for the individual clients business and needs.

The property litigation team at B P Collins offers in-depth experience in dilapidations, break notices, site clearances and commercial lease renewals and terminations, and is praised by sources for its "professionalism and approachable manner."

The "incredibly hard-working" Sarah McLoughlin is a key associate in the property litigation team

Chambers UK, A Client's Guide to the Legal Profession



## Your team

Sarah McLoughlin, senior associate

Gemma Hunter, associate



## Securing the right results

B P Collins is one of the few law firms outside the major cities that offers specialist property litigation advice to provide a complete service to our commercial clients.

Our experience includes:

- Boundaries and easement issues
- Construction disputes
- Court proceedings and recovery of monies under the lease
- Covenant enforcement
- Dilapidations
- Enfranchisement
- Evictions
- Exit strategies
- Forfeiture
- Insolvency
- Mortgage disputes
- Party Wall Act disputes
- Professional negligence claims
- Renewing, extending and terminating leases
- Rent reviews
- Site acquisition and assembly
- Tort interference with goods matters
- Trespassers

Sources say: "A high level of service and excellent response times. Instead of purely legal theory, they provides fine advice geared towards a business solution."

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