



## Landlord and Tenant

For property owners, enhancing the value of an investment property is of key importance. On the flip side, for business tenants, the aim is to secure premises that fit their business without being unduly restrictive or costly.

We have considerable experience in acting for both landlords and tenants and so we are able to see the lease transactions we deal with from both sides. We can assist with all aspects of lease transactions, from agreeing Heads of Terms, to drafting and/or negotiating the form of lease, to dealing with ancillary documents, such as Side Letters, Guarantees and Rent Deposits.

We can also assist with matters arising after a lease has been granted, such as dealing with requests for consent to transfer a lease or carry out alterations, subletting or early termination.

In the current economic climate, all too frequently we are seeing the fall out from landlords and tenants entering into documentation without advice or even proceeding with no documentation in place at all. The cost then associated with seeking to rectify the position (if it is indeed possible to do so) will far outweigh the cost of putting a proper lease in place in the first place. We would therefore always recommend taking legal advice on such matters, particularly for such a valuable asset.

Please contact the Commercial Team for more information

### Commercial Services

- Business or Share sales and purchases
- Company matters
- Partnership matters
- Agency, Distribution and Terms and Conditions
- Franchising
- Employment issues
- Commercial Property Transactions
- Property Development
- Landlord and Tenant
- Agricultural matters
- Environmental

For further information on our Commercial Services please contact:

**Andrew Stockton**  
Partner

**Sarah Williams**  
Senior Solicitor

E: [comms@dootsons.co.uk](mailto:comms@dootsons.co.uk)  
T: 01942 673431  
[www.dootsons.co.uk](http://www.dootsons.co.uk)

**Offices**  
Leigh  
Culcheth  
Newton



## Who we are



### Andrew Stockton - Managing Partner and Head of the Commercial Team

After graduating from Leeds University, Andrew trained with the firm and qualified as a solicitor in 1984. He has specialised in commercial work since 1989, building a solid reputation for providing practical advice to a wide variety of clients – from small start-up ventures to national organisations. Andrew principally advises business clients on

corporate and commercial matters, with considerable expertise in dealing with share and asset sales and purchases, company reorganisations and restructuring. His commercial experience includes dealing with Terms and Conditions of Sale and Supply, Franchise and Distribution Agreements and non-contentious employment matters, such as Settlement Agreements. He also deals with commercial property matters.

**T: 01942 263664 E: [astockton@dootsons.co.uk](mailto:astockton@dootsons.co.uk)**



### Sarah Williams - Senior Solicitor

After gaining a first class honours law degree at Lancaster University, Sarah trained at Eversheds LLP, qualifying in 2004. She moved to Myerson Solicitors in Altrincham before joining Dootsons in 2012. Sarah deals with all aspects of commercial property law, including Landlord and Tenant matters, sales and acquisitions of land, Option Agreements, development matters, agricultural

matters and secured lending. Sarah acts for a wide variety of clients, from individuals looking to buy or lease their first commercial property to larger, established businesses and experienced Landlords with large property portfolios. She has particular experience of dealing with charities.

**T: 01942 263684 E: [swilliams@dootsons.co.uk](mailto:swilliams@dootsons.co.uk)**

Other services Dootsons can help you with:

- Litigation
- Employment
- Wills, Trust and Probate
- Family
- Mediation
- Residential Conveyancing

For further information on all our services please contact:

E: [comms@dootsons.co.uk](mailto:comms@dootsons.co.uk)  
T: 01942 673431  
[www.dootsons.co.uk](http://www.dootsons.co.uk)

## Where we are

### Leigh

61 - 63 Church Street  
Leigh  
Greater Manchester WN7 1AY

### Culcheth

23 Jackson Avenue  
Culcheth  
Warrington WA3 4EJ

### Newton le Willows

141 High Street  
Newton le Willows  
Merseyside WA12 9SQ

