



Commercial Property Transactions

Commercial property transactions can raise different issues, depending upon whether you are buying or selling.

As a seller, you will be looking to achieve the best sale price possible for your property, with the minimum of fuss. In reality, however, you may be faced with difficult enquiries, such as:

- A request to attend to issues relating to the title to the property. The property may be subject to problematic restrictions, have the benefit of rights that are not documented or simply be unregistered and require proof of ownership through an unbroken chain of historic title deeds;
- Queries regarding occupational tenants, where the property is let;
- Queries relating to environmental issues, especially where a buyer's searches have revealed potential contamination;
- Queries regarding planning for the property or building regulations consent for buildings at the property.

Such issues need to be addressed carefully, their outcome often depending upon the bargaining power of the respective parties.

From a buyer's point of view, due diligence will be the key; a thorough review of title, property searches and the seller's replies to enquiries is essential. This will reveal any potentially costly issues with the property before committing to purchase. A buyer may also require bank funding and the lender will require a full investigation into the property and the resolution of any potential issues. This is why legal advice is imperative.

We can assist with this initial process, whether you are a buyer or a seller, draft and/or negotiate the contract documentation and deal with all of the mechanics of exchange and completion with a view to making your transaction as swift, understandable and as painless as possible.

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:

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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.

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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.

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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:

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