

# LesterCampbell

PROPERTY SOLICITORS

## COMMERCIAL LEASE

### FIXED FEE

Our fee is fixed at the outset and includes all work incidental to drafting, negotiation and agreement of terms for a commercial lease. Additional fees may be applied for additional work which is incidental to the lease negotiations.

We would **strongly advise you to contact us for a personal quote confirmation** so that we can check these for you and also apply any current promotions you may be eligible for.

Lease Rent/Premium	Our Fee	Infotrack Services Pack. Fee	Thirdfort/ Aml Search Fee ppp	Perfect Portal App Fee	VAT on fees	TOTAL
< £30,000.00 per annum	£995.00	£75.00	£50.00	£7.50	£225.50	<b>£1,353.00</b>
£30,000.00 to £100,000.00 per annum	£1,500.00	£75.00	£50.00	£7.50	£326.50	<b>£1,959.00</b>
£100,000.00 to £250,000.00 per annum	£1,750.00	£75.00	£50.00	£7.50	£376.50	<b>£2,259.00</b>
£250,000.00 to £500,000.00 per annum	£2,000.00	£75.00	£50.00	£7.50	£426.50	<b>£2,559.00</b>
> £500,000.00	0.5% of the rent/premium	£75.00	£50.00	£7.50	@ 20%	

**IN ADDITION, IF YOU ARE THE LESSEE RATHER THAN THE LESSOR, YOU SHOULD ALSO CONSIDER THE FOLLOWING:**

### SEARCHES

You will be deemed to have full knowledge of all matters revealed by public records. We therefore recommend obtaining a local authority search, a water authority search, a mining search if the property is in a known mining area, and also a comprehensive environmental report. Please contact us for a quote. As a guide, we would expect to spend between £550.00 and £1250.00 on searches. Searches may be more expensive for larger plots of land. You may choose to proceed without searches at your own risk.

### LAND REGISTRY FEE

If the lease has a term of 7 years or more it will need to be registered at Land Registry. A Land Registry Fee will be payable which is based on the property valuation of between £40.00 and £550.00.

**IN ADDITION, THE FOLLOWING COSTS MAY APPLY:**

### BANK TRANSFERS

Same day bank transfers are £50.00 plus VAT per transfer.

### LICENCES TO ASSIGN, SUBLET AND ALTER

Our fee to draft, negotiation and/or approve a Licence to Assign, Licence to Sublet or a Licence to Alter is £795 plus vat.

***This Price List is designed to provide a guide we reserve the right to agree a revised fee with you in advance if appropriate. Additional fees may apply.***