

LesterCampbell

PROPERTY SOLICITORS

RE-FINANCE OF COMMERCIAL PROPERTY PRICE LIST

FIXED FEE

Our fees are fixed at the outset and include all work incidental to a typical **freehold** re-finance transaction.

Additional fees may be applied if additional work is required which does not form part of a typical transaction. These will be agreed with you in advance.

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.

Property Value - Commercial Remo	Our Fee	Infotrack Services Pack. Fee	Thirdfort/ Aml Search Fee	Perfect Portal App Fee	VAT on fees	Land Registry Fee	TOTAL
< £100K	£1,045.00	£75.00	£50.00	£7.50	£235.50	£20.00	£1,433.00
£100,001 to 200,000.99	£1,095.00	£75.00	£50.00	£7.50	£245.50	£30.00	£1,503.00
£200,001 to 500,000.99	£1,195.00	£75.00	£50.00	£7.50	£265.50	£45.00	£1,638.00
£500,001 to £1m	£1,295.00	£75.00	£50.00	£7.50	£285.50	£65.00	£1,778.00
£1m and over	0.13%	£75.00	£50.00	£7.50		£140.00	

IN ADDITION, YOU WILL NEED TO PAY:

SEARCHES

Your lender is likely to require that we report on information contained in public records. This typically requires 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. Searches may be more expensive for larger plots of land. Please contact us for a quote. As a guide, we would expect to spend between £550.00 and £1250.00 on searches dependent upon what information your lender requires us to report on. Your lender may or may not accept a no-search indemnity insurance policy instead which is much cheaper.

OCCUPATIONAL LEASES

If the property is subject to an occupation lease(es) an additional fee of £995.00 plus vat will be payable in respect of each lease that we need to report on.

BANK TRANSFERS

Same day bank transfers are £50.00 plus VAT per transfer. Mortgages will usually require a same day bank transfer and we will return surplus funds to your account on the day of completion by same day transfer unless you request a free BACS payment, which takes up to 3 working days to clear.

LAND REGISTRY FEE

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 55% reduction on the full fee payable.

Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry. Where the increased fee applies the Land Registry fee stated is multiplied by 2.

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.