



Commercial Property



Southampton's premier law firm - providing a full range of legal services to individuals and businesses across the Solent region for over 190 years.

Our aim is simple...

“To recognise and respond to our clients’ needs with prompt, clear and practical advice, based on a thorough knowledge of their situation.”

Commercial Property

General Commercial Property Practice

Leisure

Retail

Secured Lending

Development

Planning

Small Business Unit

Commercial Property Litigation

Charities

The Commercial Property Department at Paris Smith is widely recognised as being one of the strongest in the southern region, with a range of specialist teams offering unparalleled advice throughout the full spectrum of commercial property. The department acts for all types and sizes of client ranging from large commercial organisations and government departments to clients starting out on their very first business.

Due to its size and the resources available to it, the department is able to assemble large teams of Solicitors to work on major transactions if required. It is this flexibility that enables Paris Smith to give all its clients 'city quality advice' at regional prices.

“Nice work, nice people”

Chambers Legal Directory

The Paris Smith Commercial Property Department enjoys an enviable reputation for excellence and acts for a number of high profile clients throughout the region and country. Clients include government departments, National Health Service Trusts, prominent educational institutions, high street banks and other lenders, two leading football clubs, a county cricket club, a national retailer, developers, property investors and charitable organisations, as well as a wide range of commercial organisations both large and small.

General Commercial Property Practice

Commercial property issues are fundamental to most commercial, industrial and public sector businesses - whether by acquisition, disposal, leasing or funding arrangements.

At Paris Smith we provide experienced advice based on a sound commercial and practical understanding of our client's businesses and their property requirements.

We deal with large numbers of transactions involving, buying, selling and leasing all types of commercial properties (privately and at auction), including development sites, housing (both private and public sector), retail, offices, warehousing and industrial. The department's work includes dealing with options and pre-emption agreements as well as conditional contracts and building agreements. Paris Smith have considerable experience in dealing with commercial property transactions that are 'different from the norm'. As a result, an increasing number of companies and individuals are turning to us for specialist advice regarding telecommunication leases, doctors surgeries, nursing and rest homes, sheltered accommodation, marina and leisure sites (including hotels, restaurants, public houses and golf courses) - even driving ranges football stadiums and cricket grounds.

Every property transaction, whether small, large or multiple-site, demands its own particular set of negotiating skills and specific advice. In the building sector we assist clients with matters relating to joint venture partnerships, building and construction contracts, together with agreements and collateral warranties.

Many clients use our services to assist in managing their property portfolios. This includes advice on the collection of arrears, licences and consents, rent reviews, dilapidations and compliance with covenants as well as general advice on leases and licences. In addition to general commercial property advice, the department can offer a number of specialist teams, including:

Leisure

The Firm has developed a highly respected specialisation in the area of leisure industry law and a number of Solicitors within the Commercial Property Department have chosen to focus on this particular discipline.

Clients include, major national leisure operators, independent pub operators, 2 leading football clubs and a county cricket club.

The leisure division within Paris Smith is a cross-departmental group created to ensure clients receive a fully-integrated service from specialists with a detailed understanding of the leisure industry. This would include advice from the Corporate, Licensing and Litigation Departments.

Retail

Our retail team has acted for both major national retailers and small businesses for a considerable number of years. They have come to rely on our department's specialist retail knowledge and trust in us to ensure that their business aims and commercial priorities are at the core of every recommendation. Advice is derived from all the major commercial departments of the firm, including Company Commercial, Employment and Commercial Litigation, including Property Litigation, Licensing and Debt Recovery. The main focus of the Retail Group is in the Commercial Property Department.

Paris Smith has acted for a major national retailer on the acquisition of a number of corporate portfolios. The Commercial Property Department was able to undertake this work successfully by calling upon the skills of the various specialist teams within the firm.

Secured Lending

We provide specialist advice to a number of major high street Banks and other lending institutions; advising on all aspects of lending secured on commercial property. Paris Smith can also assist with the problems that can arise when borrowers default. This may include the recovery of the lenders' security, in conjunction with the Company Commercial and Property Litigation Departments and the disposal of recovered property.

The Department not only acts for institutional lenders, but also for a growing number of successful private businesses who turn to us to undertake complex lending transactions and short-term bridging finance, as well as to provide assistance in business recovery cases.

Development

Paris Smith has a large folio of development clients both in the industrial and housing sector. The development team provides a full range of services to include options, the acquisition and onward disposal of sites, the negotiation of building and construction contracts and collateral warranties. It also works closely with the Planning Team calling on it for its expertise whenever required.

Planning

The Department has a dedicated Planning Team which deals in all aspects of planning law, including property development, construction law, marina developments, options/pre-emption agreements, conditional contracts and compulsory purchase orders.

More information can be found in a separate brochure produced by the Planning Team and is available on request.

Small Business Unit

The Department has its own team that advises on the acquisition and disposal of small businesses, shops, pubs and restaurants.

Charities

We act for a number of charities, dealing with incorporation (including companies limited by guarantee), management, funding, lotteries, land and securities and general administration.

More information can be found in our separate Charities brochure available on request.

Commercial Property Litigation

The Department works closely with the Property Litigation Team (part of the Firms' Commercial Litigation Department), on all areas of dispute resolution. This may include rent arrears, dilapidations and other tenant default, new tenancy applications under the 1954 Act, boundary and right of way disputes, and construction disputes.

Where appropriate the team uses alternative methods of dispute resolution as these can often provide a quicker and less expensive alternative to Court proceedings.

They can include arbitration, adjudication and mediation. Over the years the team has developed a wide range of practical experience having dealt with the many and varied issues arising from the department's specialist areas of practice.

Paris Smith strive to improve and develop our expertise in all areas of commercial property work and aim to provide high quality, commercially relevant and sound legal advice. We are confident that the strength of our team of Solicitors and the quality of our service will allow us to continually improve the quality of our advice and provide even better value for money.

Fees

We understand your cost control needs, and we ensure that our fee structures are clear. We provide information on our charges before work begins, with our letters of engagement setting out the work involved and the fee basis, as well as dealing with other relevant or critical issues.

 Paris Smith



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