



LEASE ADVISORY

Whatever is agreed in your lease at the outset will remain enforceable throughout your lease period so it's important to fully understand the responsibilities stipulated within your lease. There may be financial implications for you not just during the lease, but also if you end, renew or restructure the lease.

Vickery Holman offer a complete lease consultancy service, whether you require representation in a rent review, negotiation of a new lease or more specific advice regarding lease terms or break options.

We have an expanding team of surveyors across our four offices who offer local knowledge and the following services:

- › Rent reviews
- › Lease renewals
- › Lease restructuring
- › Break options and lease surrenders
- › Dispute resolution/arbitration
- › Telecoms lease negotiation

Recent Successes

Recently agreed new lease terms on an office in Yate, near Bristol. Working for the landlord, we were able to negotiate a **5 year term with stepped rent increases** which provides our client with the market rent as income and allows the tenant some breathing space.

We recently negotiated a rent review on behalf of a private landlord in Weston-Super-Mare, achieving a **21% increase in the rent payable** for a 10,000 sqft industrial building.

We have conducted a number of rent reviews and lease renewals on a busy Plymouth industrial estate, bringing historic rents up to market level and **increasing the landlord's annual income by £55,000** in the last 12 months.

In Cornwall we recently negotiated a **£12,800 per annum increase in rent** at a trade counter unit as part of lease renewal negotiations.





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"Vickery Holman has recently negotiated two office lease renewals on our behalf, each securing an increase in rent and reasonable lease term. An increased income and security that tenants are remaining in occupation is really good for us as landlords."

Gareth Dickson – Cher Varya



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"Vickery Holman have acted for us in a number of lease renewals at my industrial estate during 2022. Alongside the usual work involved in these instructions, Vickery Holman have been able to negotiate the inclusion of additional accommodation in the rental values, something that had been overlooked in the past, and establish the floor area of various units which had been subject to historic debate. We are very pleased with the overall outcome following Vickery Holman's negotiations with the tenants' agents and find ourselves in a clearer position going forward."

Mr A Whiteway-Wilkinson – De Vere Farms Ltd

"We are indebted to Helen for her diligence in completing the desired renewal of the lease at a scale of rent I think we would have had difficulty in securing on an individual level. Her advice regarding rent was very relevant in the rental climate."

Landlord of a retail premises with a national tenant – St Mawes



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