

Your immediate questions answered...

How long will it take?

We appreciate that any transactions involving commercial premises can be extremely time sensitive, however given the myriad nature of commercial dealings it is difficult to give accurate time estimates. We do however always work to the best of our ability to ensure that any timescales put forward by our clients are met.

In addition, you can be assured that we will keep you fully informed on progress throughout the whole process.

How much will it cost?

At the outset of any transaction you will be provided with a quotation for our services. This will contain a full breakdown of all costs that are transparent with no 'hidden extras'.

Should it become apparent that a transaction is more complicated than originally envisaged, we would discuss this immediately with you and agree the best way to take matters forward.



Please contact us if you would like to know more about our services, our fees or to make an appointment.

We offer a free half-hour consultation at the beginning of any service that we provide.

Where it is not possible for you to attend our office in normal working hours we will offer evening and weekend appointments.

Where it is not possible for you to attend our office we will visit you at home (on the Island) at no extra charge.

Tel: 01983 533938

Email: info@wheelers-solicitors.com

Send us a Fax: 01983 527156

**Visit us: 143 High Street, Newport,
Isle of Wight, PO30 1TY**

www.wheelers-solicitors.com



Wheeler's Solicitors Limited Company Registration Number 7576856 and is regulated by The Solicitors Regulation Authority. SRA Number 559047.

Produced by IW Design and Print



Commercial Conveyancing

Reasons to use Wheeler's Solicitors

- ✓ Over 50 years combined legal experience
- ✓ Reputation for high quality, tailored care
- ✓ Clear communication and charges

www.wheelers-solicitors.com

Tel: 01983 533938

Professional service with a friendly face

Commercial Conveyancing...

As an entrepreneur, you are naturally excited to take on new premises opening or expanding your business. The business you specialise in.

We specialise in the acquisition and disposal of commercial property and businesses. From small shop units to large scale commercial buildings dealing with issues of rent review, security of tenure, repairing obligations and option agreements.

What we do...

With issues including rent review, security of occupation, repairing obligations and capital allowances, we are here to advise and guide you through all aspects of your purchase or sale of commercial property or business and the various processes and types of transactions.

Here for you...

Whilst we provide most of our services on a 'fixed-fee' basis, we always offer a free meeting to discuss your specific needs and circumstances at the beginning of any matter.

For your convenience, we offer evening and weekend appointments and where it is not possible for you to visit our offices, we would be happy to arrange a site visit.

Get in touch...

If you would like to know more about any of the services outlined in this brochure, our fees or to make an appointment, please contact us. Our details can be found on the back of this brochure.

Commercial Freehold

You may be buying or selling an investment property with tenants already in occupation, or a piece of land that is intended for future development. You may require an overage or option agreement or conditional contract. We provide a full and comprehensive service that meets your specific requirements.

**“Making things clear in layman's terms...
...very thorough in everything.”**

Mr Coles

Commercial Leasehold

Leases of commercial premises are usual for smaller units or parts of a building. We deal with from the grantor taking up of a new lease, or taking over premises with a lease already in place.

We will put into plain English the practical effect of issues such as break clauses, rent reviews and repairing obligations.

Security of tenure

Do you know if you are entitled to remain in occupation when your lease ends? We advise on the impact of restricting your statutory rights and the effect this may have on your business.

Sales and Purchase of a Business

Often the purchase of a commercial premises goes hand-in-hand with the taking on of an existing business. We will support you with all aspects of this process, whether acting for the seller or the buyer.

We have experience of dealing with a wide range of businesses from hotels and pubs to shops and industrial units. We advise on the wider issues, including the assignment of goodwill, statutory requirements relating to VAT, capital allowances and TUPE.

Searches and Surveys

We always recommend that the prospective purchaser of any commercial premises or land have the appropriate surveys and searches carried out. We can provide a range of searches dependent on the nature of the transaction, and will discuss with you the importance and role of each of these before committing you to them.

