

Fixed Fees for Commercial Leases*

Term ↓	Annual Rent →	Up to £5000	Up to £10,000	Up to £20,000	Over £20,000
1 - 3 Years		£350	£400	£500	£750
4 to 6 Years		£400	£450	£550	£800
7 to 10 years		£450	£500	£650	£800
Over 10 years		£550	£750	£950	£1200

* All fees are plus VAT and disbursements

Landlord Disbursements

- Applying to the Land Registry for copies of the Land Registry deeds: £12

Tenant Disbursements

- Land Registry Fees: Leases with a term over 7 years require registration at the Land Registry. Fees vary depending on rent and term but typically range from £40 - £250

Leases with a term of less than seven years do not require registration at the Land Registry. However, if the lease grants rights of way or other similar rights, those rights may have to be registered for which the Land Registry fee is £40.

- Stamp Duty Land Tax

Roughly speaking this only applies if the rent payable over the term of the lease exceeds £150,000. In reality a particular calculation has to be performed to determine whether SDLT is payable. However, this should still provide a useful guide as to whether SDLT is likely. SDLT is currently 1, 3 or 4% depending on lease value.

- Local Authority Search: Approximately £155

This is an optional search for the Tenant, and the Tenant can decide whether to undertake this search or not.

The search provides information held at the local authority concerning the property and surrounding area. Information provided includes: Planning history (including any past breaches of planning legislation); whether there are any plans regarding transport infrastructure serving or near to the property (road widening schemes, stopping up of public highways etc); whether the property abuts a public highway (to ensure that access can be obtained without crossing anybody else's land); as well as providing a range of other important information. The search is extremely thorough and we would always recommend that a local authority search be undertaken.

- Other searches can be completed at the Tenant's request (e.g. an environmental search).