

Madden Law

Cost for Reviewing a Commercial Lease more than 10 Years Long



Madden Law Professional fee
Inclusive of VAT at 23%

€4,000

Please see the attached:

1. Madden Law's Legal Services Agreement.
2. Madden Law's Terms and Conditions of Business.
3. Madden Law's Lease Instruction Form.
4. Madden Law's Tenant's Guide to a long term lease

If you wish to proceed:

Log on to : <https://www.maddenlaw.ie/solicitor-for-lease/>

- a. Fill in the getting started form or complete our attached instruction form and return it to us.
- b. Upload your ID documents.
- c. Pay a deposit of €400
- d. Book a video call with Shona Madden.

Information in relation to our costs.

The fixed price of €4,000 issued by Madden Law includes:

- Advising on the legal content of the lease received from the Landlord.
- Advising on the rights and obligations of the tenant, under the lease.
- Advising on the rights and obligations of the landlord, under the lease.
- Advising on a Deed of Renunciation, if applicable.
- Meeting the clients to review and sign the lease.
- Payment of the stamp duty, due on the creation of the lease.
- Registration of the commercial lease.

The fixed price of €4,000 issued by Madden Law excludes:

- Advice in relation to VAT or any tax implications of the lease. Tax advice should be obtained from a qualified tax advisor, before signing the lease.
- Advice in relation to insurance policies relating to the lease. Specialised insurance advice should be obtained before signing the lease.
- Renegotiating any commercial terms of the lease. This should be undertaken by the letting agent.
- Advice about planning permission, fire safety certificates and building regulations. Specialised advice should be sought from an engineer, before signing the lease.
- Additional legal work related to rights of way, easements, wayleaves, mortgages or issues with banks. These services and liaising with third parties on the matters listed above are additional services.