

Madden Law

Cost for Reviewing a Commercial Lease more than 5 Years Long



Madden Law Professional fee

Inclusive of VAT at 23%

€2,500

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 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 €2,500 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 €2,500 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.



maddenlaw
LEGAL SERVICES & SOLUTIONS

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