

Madden Law

Cost for Preparing a Commercial Lease less than 5 Years Long



Madden Law Professional fee

Inclusive of VAT at 23%

€2,000

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.

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 €500
- d. Book a video call with Shona Madden.

Information in relation to our costs.

The fixed price of €1,500 issued by Madden Law includes:

- Preparing the lease and sending it to the tenant, or it's agent.
- Advising on the rights and obligations of the tenant and landlord, under the lease.
- Advising and responding to queries from the tenant or it's agent on the legal terms of the lease.
- Preparing 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.

The fixed price of €1,500 issued by Madden Law excludes:

- Providing advice in relation to VAT or any tax implications of the lease. Specialised tax advice should be obtained by a tax advisor before signing the lease.
- Providing 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, with the tenant or it's agent.
- Providing advice about planning permission, fire safety certificates and building regulations. Specialised advice should be sought from an engineer before signing the lease.
- Liaising with third parties about matters listed above are additional services.
- Additional legal work relating to locating or replacing missing title deeds, releasing the property as security from a bank, rights of way, easements, disputes with third parties, work related to outgoing tenants or planning permission issues. These are additional services.



maddenlaw
LEGAL SERVICES & SOLUTIONS

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