



## UK Real Estate Overview

At Dorsey we are well placed to guide you through the various stages of a commercial property transaction by understanding your business and delivering a legal service that is relevant and tailored to your business needs. Our practitioners adopt a common sense approach to finding workable solutions to clear hurdles so that transactions can be completed.

Our aim is to understand your objectives and to provide cost effective, focused advice within a commercial context. We assess the risks and liabilities in each transaction helping you to take the next steps with the benefit of the right strategy.

We provide, when required, multi-disciplinary teams and specialist skills where we feel they are needed for any particular transaction and can add value. Our commitment to client care and attention to detail are second nature.

Our dedicated team of lawyers have expertise in a wide range of commercial property matters including:

### Real Estate acquisitions and disposals

We act for clients on the acquisition and disposal of individual properties, including high value landmark properties and large portfolios.

### Lettings

As the form of the fully repairing and insuring institutional lease continues to change we are able to advise on how to take advantage of these changes both from the landlord and the tenant's perspective.

### Real estate investment and secured lending

We act for investment bankers raising funds in the capital markets for property based projects including advising on the property aspects of the Private Placement Memorandum to attract potential investors.

### Development projects including planning and environmental issues

In addition to advising on development agreements and their financing, we act for landowners seeking to maximise the value of their property by obtaining planning permission and agreeing all relevant planning agreements. We also have experience in dealing with overage agreements including planning call-in inquiries.

### Construction

We advise on the construction of commercial, industrial, retail and leisure developments, acting for owners, funders and developers.

### Real estate tax

Our international tax practice offers clients creative tax solutions in all areas of their business. We advise on tax aspects on real estate transactions including SDLT, VAT and the tax aspects of M&A transactions.

### Retail

We advise on the different forms of retail lease including turnover leases, food court leases, rent sharing leases and leases for anchor tenants in shopping centres.

### Leisure and Hotels

We have acted for clients on the acquisition and refurbishment of hotels. For this we have been part of a multi-disciplinary team that has considered the corporate, tax, intellectual property, financial, licensing and employment aspects of the transactions. We also act for owners of clubs including dealing with their licensing requirements.

### Car Manufacturing Industry

We act for a major car manufacturer in the acquisition and disposal of dealership sites nationally. We also advise on dealership agreements. Some of the sites are green field and brown field development sites where we advise on the environmental issues.

### Telecommunications Sector

We have experience in advising telecommunications operators in acquiring sites for installing and maintaining telecommunications apparatus. We are familiar in negotiating third party sharing rights, site sharing fees, alterations and the right for the operator to remain in occupation of the site beyond the contractual termination date.

### Energy Sector

We act for clients who purchase oil fields and buy and sell energy products as well as acquiring oil and gas companies.



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