



RETAIL PROPERTY

Helping retailers to make the best real estate decisions





WHO ARE WE?

As part of our specialist services for the retail sector, SA Law has extensive expertise in the requirements of retail property.

As retailers continue to dramatically evolve the way they use their property portfolio, SA Law helps clients to capitalise on opportunities and manage risks. Our retail property experts have helped to engineer success for many major brands that have extensive property interests.

As a retailer, you have a unique set of property objectives, and we can help you to achieve them. For example, we help retailers to expand, contract, reorganise and pop-up to stay ahead of changing consumer tastes, and economic and rental conditions. We also help online retailers to launch a high street presence, and help high street retailers to expand their online distribution operations.

Alongside your objectives, we can support you with full portfolio management, driven by proactive advice that protects and optimises your interests. This includes health-checking your property agreements, keeping you informed of key dates, and strategically advising on how your business can capitalise on legal reform. We also help you to react swiftly to challenges and changes as they happen.

Talk to one of our retail property specialists about how we can optimise the real estate aspects of your operation.

“SA LAW LLP IS HIGHLY RESPECTED BY CLIENTS, AND OFFERS GOOD COMMERCIAL SENSE BACKED UP BY IN-DEPTH TECHNICAL KNOWLEDGE, AS WELL AS EXCEPTIONAL SERVICE.”

LEGAL 500



WHY CHOOSE US?

- Only a handful of law firms have a specialist property team that understands the unique dynamics of the retail sector.
- Our expertise matches that of major City law firms, yet you benefit from the more sustainable rates of a smaller practice with a London and regional presence.
- We are part of a full-service commercial law firm that can advise on all legal aspects of your operation, including contracts, finance, employment, mergers, acquisitions, purchases and sales.
- Our dedicated dispute resolution team has an exceptional track record of achieving successful outcomes for clients when pursuing or defending claims.

OUR CLIENTS?

Organisations

- Online retailers
- National retailers
- International retailers
- Multi-channel retailers
- Independent retailers
- Single store occupiers
- Product and service suppliers
- Property agents
- Surveyors

Individuals

- Entrepreneurs
- Investors

HOW WE CAN HELP YOU



Portfolio management

- Leases
- Licenses
- Store rationalisation
- Lease renewals
- Rent Reviews



Development

- Planning
- Redevelopment



Dispute resolution

- Breach of terms
- Dilapidations
- Possession
- Right of way
- Access Disputes
- Forfeiture

“HIGHLY IMPRESSIVE, WITH AN IMMEDIATE GRASP OF THE ISSUES. THEY ALWAYS COME UP WITH SOLUTIONS WHICH ARE PRAGMATIC, SENSIBLE AND COMMERCIAL.”

CHAMBERS & PARTNERS

KEY EXPERIENCE

Our team has the following experience working in the property retail sector:

- Achieved an extremely favourable lease renewal for a retailer, which included resisting an LPA Receiver application, and recouping overpayment caused by a rent increase.
- Reduced the rental liability of a fashion retailer by £0.5 million after liquidation of its assignee.
- Advised on the redevelopment of Newton Aycliffe town centre, including obtaining vacant possession of units.
- Advised on the collapse of a shopping centre roof, including liability issues and compensation claims.
- Achieved a substantial rent reduction for a retailer during lease renewal negotiations.
- Obtained a declaration that preserved Landlord and Tenant Act protection for a major retailer.
- Successfully prevented a lease forfeiture for the call centre of a major mobile phone retailer.
- Secured an emergency possession order for a retailer after squatters arrived during a vacant possession break clause.

MEET SOME OF THE TEAM



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