

AldridgeBrownlee
Solicitors LLP



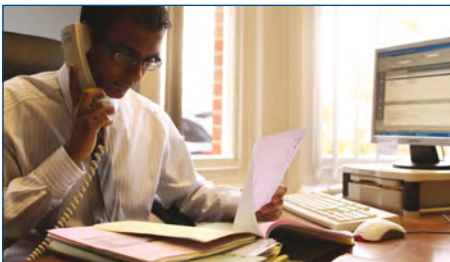
Commercial Services

Commercial Leases • Residential and Commercial Land Development
Setting up Limited Companies, Partnerships and LLPs • Corporate Advice
Buying and Selling Businesses • Buying and Selling Commercial Property
Notary Public • Commercial Tenant and Landlord Advice

Who are we?

Aldridge Brownlee Solicitors LLP was established in 1929 and is one of the larger firms in the Dorset area with four local offices in Bournemouth, Winton, Moordown and Highcliffe. With some 90 members of staff, the firm advises both private and commercial clients. Our membership of LawNet, a national association of independent solicitors' firms, denotes a commitment to quality and care for our clients.

By instructing us, you can be sure that your matter will be carried out thoroughly and professionally at competitive rates. We are always available to advise you on any points that are causing concern and will keep you informed as to the progress of your matter.



Are you Buying or Selling a Business?

We are able to assist you in the sale and purchase of a variety of businesses including:

- **nursing homes**
- **dental practices**
- **pharmacies**
- **garden centres**
- **IT businesses**
- **pubs and bars**
- **hairdressers**
- **retail outlets**
- **restaurants and takeaways**

Owners of businesses will usually wish to reap the rewards from their efforts by the sale of their business. This can be achieved either through a) the sale of assets or b) the sale of shares in a company.

Important considerations, particularly taxation, need careful consideration and this is done in conjunction with other professional advisors.



Purchasing a business can be a complex process. It is essential that all the necessary searches and enquiries are carried out to safeguard your interests and purchase.

Do you want to form a Partnership or Company?

We offer advice on different types of business entities such as:

- **partnerships**
- **charities**
- **limited liability partnerships**
- **limited companies**

We are able to assist with the preparation and incorporation of such business entities and prepare key documentation like Partnership Agreements or the Memorandum and Articles of Association. We are well-versed in utilising and filing Companies House documentation.

Are you Buying or Selling Commercial Property?

Buying commercial premises for your business or as a property or pension investment is an extremely important transaction. It is certainly one of the most expensive so it is imperative that the transaction is handled properly whether you are a cash buyer or require lender finance.

The firm is experienced in the sale of all types of commercial property including:

- **land**
- **mixed commercial & residential buildings**
- **lock up shops**
- **retail outlets**
- **factory units**
- **new developments**



Are you a Commercial Landlord or Tenant?

Commercial leases must operate effectively over a number of years. Leases usually involve frequent and significant payments, so it is imperative that the lease is properly drafted.

If you are a Landlord we have extensive experience in preparing leases that meet specific Landlord requirements.

If you are a Tenant we are able to negotiate terms for new leases and lease renewals in your favour.

We advise both commercial Landlords and Tenants on lease obligations relating to:

- **repair**
- **maintenance and decoration**
- **security of tenure**
- **assignments**
- **subletting**
- **variations of leases**
- **rent reviews**
- **alterations**

Land Development

We are able to assist both large and small developers in residential and commercial developments. We are able to draft a variety of contracts to meet the requirements of individual transactions including agreements for land development, option agreements and conditional contracts for the sale of land.

We are experienced at complying with the requirements of lenders who provide finance to developers for land development purposes.

In addition, we act for homeowners who are approached by developers and can assist by advising you and by negotiating complex documents on your behalf.

If you are interested in the above services and would like a free 30 minute consultation please contact:

Mr Julian Alahakoon LLB (Hons)
Commercial Solicitor and Notary Public
Aldridge Brownlee
89 Wimborne Road, Winton
Bournemouth, BH3 7AW

Tel: 01202 526343
Fax: 01202 530875
Email: Julian.alahakoon@aldridge-brownlee.co.uk

Aldridge Brownlee

Solicitors LLP



Call us on **01202 526343**
www.aldridgebrownlee.co.uk

Bournemouth Office
Kingsway House
13 Christchurch Road
Bournemouth, BH1 3JY
Tel: 01202 294411
Fax: 01202 295944

Highcliffe Office
277 Lymington Road
Highcliffe
Christchurch, BH23 5EB
Tel: 01425 282150
Fax: 01425 282110

Moordown Office
912 Wimborne Road
Moordown
Bournemouth, BH9 2DJ
Tel: 01202 527008
Fax: 01202 532848

Winton Office
89 Wimborne Road
Winton
Bournemouth, BH3 7AW
Tel: 01202 526343
Fax: 01202 530875



Helping the
local community
for 80 years

