



If you are selling or letting out a commercial property,
these tips may make finding a purchaser or tenant easier.

For Advice, please contact
LEA FINANCIAL SERVICES LTD
01752 561981

To speak to one our expert staff

For a free, no-obligation chat for how we may be able to help you in your circumstances



If you are planning on buying or taking a lease on a commercial property, you may wish to check that the owner/landlord can provide the items listed below (Selling).



If you are selling, make sure you have all the following items ready for potential buyers..

1. Get a comprehensive seller's / letting pack together including:

- searches (Local Authority Search, Environmental Search, Drainage Search, Chancel Check)
- up to date title entries and filed plan
- replies to Commercial Property Standard Enquiries
- copies of planning permissions and building regulation approvals.

Get all this information scanned and put up on a web site or put on to a CD so that when you have a buyer/tenant they can start looking at the pack and get their solicitors instructed without weeks of delay waiting for searches. This will mean you can apply extreme pressure on the Buyer/Tenant to exchange within say 14 days because there is nothing further to request or which could cause delay. This also flushes out time-wasters much more quickly.

2. Commission an Energy Display Certificate and include this in the pack.

These are compulsory for all but the smallest properties. They take about a week to organise but it can cause delay if left till later in the transaction.

3. Ensure you have an asbestos survey report for the property.

It is a legal requirement to have one and having it in the pack can avoid unnecessary delay. Get it sorted immediately before the property is put on the market.

4. Ensure you have a fire risk assessment on the building/common parts where the unit being sold or let is part of a building/estate. Get this put in the pack and on the pack CD/website.