

LANDLORD & TENANT

About the Sector

One of our key specialisations is advising both commercial landlords and tenants. We understand the challenges our landlord and tenant clients face in an ever changing market. The ban on Upwards Only Rent Reviews has created a two tier lease system which can be confusing and strategically challenging for our clients. As lease values recover, we see increasing attention being paid to Deeds of Renunciation. Compensation claims, so-called "Court Leases" and various other tools of the landlord and tenant trade.

As the property sector recovers, new owners need advice on how best to structure leases for returns. Similarly incoming tenants (especially from outside Ireland) need to get familiar with lease structure, typical terms and potential opportunities. The legislative landscape is complex and challenging and we help our clients get through it so that they can focus on what they do best – their business.

Our Services

- Lease negotiations including fit out agreements
- Agreements for Lease & Development Agreements
- Lease restructures & re-gearing
- Licensing
 - Rooftop/Mast licences with major operators
 - Marketing suites and showroom arrangements
 - Kiosk licences and concession arrangements (including festive pop ups)
 - Temporary occupation and consent arrangements
- Concession, franchise and licence agreements
- Dispute resolution

Our Experience

- Advice to a UK Big Box Retailer on the Irish market and opening first 5 stores across the country
- Advice to a UK plc on creation of complex lease structures for a multi let mixed use development in Dublin 4 including office, retail and leisure uses
- Negotiation of Lease and AFL documents for a major anchor unit in one of Ireland's premier shopping centres
- Ongoing management of a portfolio of 52 leases for a US retailer active throughout Ireland

Our Clients

- Ireland's largest computer games retailer (tenant)
- One of the worlds largest property companies (landlord)
- UK development PLC (landlord)
- The largest pub and restaurant group in Ireland (tenant)

Your Contacts



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