



## Will your business pass our Legal Health Check?

Answering the questions below will help you to identify areas where your business might be vulnerable, which aspects require urgent attention and which you should be keeping an eye on.

Complete the check list below, print off and send it back to us and we will see how your business has fared. Post it to Allison Bunney, Coodes Solicitors, Elizabeth House, Castle Street, Truro TR1 3AP OR scan in your completed form and send it back to us: [allison.bunney@coodes.co.uk](mailto:allison.bunney@coodes.co.uk). Alternatively we can send you a questionnaire to complete via email.

### COMMERCIAL PROPERTY

- How are your properties held? Are they held under a lease and how long is left? Check when the next rent review is due, if your lease has a break clause and the time limits for serving notice. Do you know if you have the right to renew?
- Have you let or sublet any part of your properties? If so, how long is left? When is the next rent review? Is there a break clause? What are the time limits for serving notice? Does the sub-tenant have the right to renew?
- Do you have any mortgage commitments or loan to value covenants and can they all be met for the foreseeable future?
- What is the condition of any leasehold property?
- If a landlord: should you be serving a schedule of dilapidations? If the tenant is in a financial predicament, are there any former tenants or guarantors that could be pursued?
- If a tenant, are you likely to be faced with a claim and should the works be undertaken straight away or is adequate provision being made in your account? Is there a risk of liability under any former leases held by you or your company which may still be continuing by reason of any transferee not complying with terms or going bankrupt? Do you pay a service charge to your landlord? Are all charges properly recoverable under your lease?

