Jessica Lior

Partner



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Jessica is a Partner and Solicitor in the Commercial Property team, based in Penzance.

She advises investors, developers and business owners on acquisitions and disposals, leases, development site transactions and strategic portfolio work.

Jessica provides practical, accessible advice focused on commercial outcomes and long-term solutions. She helps clients navigate complex property matters with a clear, solution-led approach, aligning the legal strategy with their wider commercial objectives.

Jessica qualified as a solicitor in 2011 and has progressed through partner and consultancy roles. Her approach combines straightforward, considered advice with diligence and creativity.

Expertise

Commercial Property

Jessica works with clients to align the legal structure and documentation with their wider commercial objectives.

Notable Commercial Property cases

Rooftop solar lease portfolio

Acted for a community energy organisation on a portfolio of rooftop solar leases for business premises, helping to structure and negotiate lease terms to support long-term sustainable energy projects. Worked closely with stakeholders to align commercial objectives, manage site-specific issues and keep the documentation clear and workable for all parties.

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Property support on a business share sale

Supported a share sale involving a food manufacturing business which included a commercial freehold factory. Provided property support to the corporate team, including property disclosure and the negotiation of property warranties and conditions, helping to align the real estate aspects with the wider transaction.

Development Land

Jessica acts for a wide variety of developers in the purchase and sale of diverse types of property to ensure they can achieve their development aims.

Notable Development Land cases

Farm buildings to luxury homes

Acted for a developer from the acquisition of farm buildings for conversion into two luxury four-bedroom homes through to the onward sales of both properties.

Former Methodist Hall redevelopment

Advised a developer on the purchase of a former Methodist Hall for conversion into five leasehold apartments, and acted on the onward sales, which were coordinated simultaneously.

Care home conversion and off-plan sales

Acted for a developer on the acquisition of a former care home for conversion into eight leasehold apartments, all sold off-plan. Coordinated multiple sales simultaneously alongside the staged repayment of development finance.

Commercial Landlord and Tenant

Jessica helps landlords and tenants navigate commercial lease arrangements ranging from multi-let buildings to industrial estates, providing practical advice from initial negotiations through to ongoing property management.

Notable Commercial Landlord and Tenant cases

Business park refinancing and lease restructuring

Acted for the freehold owner of a business park comprising more than 20 office units and four larger industrial units on a commercial refinancing that revealed systemic issues with the existing office leases. Coordinated a programme of lease variations, surrenders and regrants across the portfolio to meet lender requirements. Worked closely with the owner and its property management team to develop robust, modern lease templates for phased adoption, supported by

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staff training and a bespoke suite of landlord guides and practical documents. Continued to provide support on a retainer basis as the new approach is embedded. This work also informed the development of a bespoke service helping landlords of multi-let buildings strengthen their tenancy documentation.

Industrial property portfolio

Advised a commercial landlord on the management of a portfolio of industrial units. Delivering consistent documentation for leases, surrenders, and consents etc.

Nationwide office leasing

Act for a nationwide holiday letting agent securing office premises across the country under short-term leases. Supported consistency of lease terms across the portfolio and help key staff manage renewal dates, break options and rent reviews.

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