

Pub Lease Renewals



Is your landlord opposing your lease renewal?

Pubcos are growing increasingly hostile to lease renewals as a way of taking tenanted pubs into direct management. To try to persuade courts to refuse applications for new leases, the pubcos are creating ever more imaginative and inventive managed models to justify taking pubs away from long standing, traditional, tenants.

We are a City law firm which is experienced in acting for pub tenants against pubco landlords.

In association with the Pubs Advisory Service (PAS) and Morgan & Clarke, chartered surveyors, we can advise and act for you in

seeking a new lease despite your landlord's objections. Between us we have extensive knowledge and experience of the tactics used by pubcos and how to challenge them.



What we can do to help you

If you have been served with a s.25 notice opposing renewal of your tenancy on any ground under s.30 of the Landlord & Tenant Act 1954, we can:

- **Advise you on what steps you need to take to:**
 - *maximise your chances of successfully obtaining a new lease*

- *extend your occupation of the pub for many months beyond the end of the tenancy*
- *receive the best compensation*
- ***Negotiate with your landlord***
- ***Take legal steps to protect your position***



Our Charges

We have an arrangement with PAS to provide our services at a discounted rate to PAS members.

Our fee structure ensures that initial costs are kept to a minimum.

In most cases our fees will be more than covered by the profits you can earn from staying longer in the pub even if you are unsuccessful in obtaining a new lease.

What you should do next

If you receive a s.25 notice opposing renewal you should contact us straight away and we will have an initial look at your case without commitment from you. We will explain what is involved in opposing the s.25 notice and explain to you the likely costs and time frame for an application to the court for a renewal.

Contact us:

Telephone: 020 3286 8968

Email: cwayling@ceruleanlaw.co.uk

**YOU SHOULD CONTACT US AS SOON AS POSSIBLE
AS THERE ARE STRICT TIME LIMITS FOR APPLYING
TO THE COURT**

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