

Curtis Banks Panel of Solicitors

For SIPP & SSAS Properties



ashfords

Bond Dickinson



CoffinMew
SOLICITORS

GL | Gregg
Latchams
Solicitors

Panel of solicitors

Working with many different professionals has taught us the value that experience can add.

Solicitor Panel

We have used our experience to assemble a panel of solicitors who are tried and tested when it comes to commercial property and pension schemes.

Below is some brief information on each panel solicitor. The panel is available for properties in England, Wales and Scotland. You can still use your own choice of solicitor and you are not restricted to this panel but note an additional non-panel fee of £200 plus VAT will be payable.

Ashfords

We have worked with Ashfords since the beginning of Curtis Banks and have developed a strong working relationship with them. Ashfords is a leading UK law firm delivering legal and professional services to businesses and individuals throughout the UK and abroad. Ashfords have over 70 partners and 500 staff, with offices in London and a strong presence in the South West with offices in Exeter, Bristol, Taunton, Plymouth and Tiverton.

Contact Andrew Worley

Tel 0117 321 8089

Email a.worley@ashfords.co.uk

Bond Dickinson

Bond Dickinson have established themselves as a Top 40 law firm with eight offices across the UK. Their Real Estate Pension Investment team handle the full range of freehold and leasehold transactions on behalf of large scale pension providers and individual pension investors in England, Scotland and Wales.

Contact Joe Haigh

Tel 0191 2799 224

Email joe.haigh@bonddickinson.com

Coffin Mew

Coffin Mew is a large law firm based in Portsmouth, Southampton, London, Gosport and Brighton. Their commercial property department are experienced at working with some of the biggest and best known pension providers in the country.

Contact Amanda Read

Tel 02380 483787

Email amandaread@coffinmew.co.uk

Gregg Latchams

Since 2015 we have worked closely with Gregg Latchams and have developed a strong and trusting working relationship. Gregg Latchams is Bristol based with 9 partners and 72 staff based in their Queen Square office and have a good expertise dealing with commercial property pension transactions.

Contact Julian Pyrke

Tel 0117 906 9421

Email pensions@gregglatchams.com

Panel solicitors - schedule of fees

The panel solicitors will all charge the same fees.

Property Purchase

Purchase or part purchase of a commercial property, including a transfer of a property into your pension scheme		Additional charges will apply in the following circumstances	
Value of property	Fee	Condition	Fee
£0 - £249,999	£1,200	If the property is a long leasehold	£250
£250,000 - £499,999	£1,400	If the property is funded via a mortgage	£350
£500,000 - £749,999	£1,750	If a new lease is required on completion	£650
£750,000 - £999,999	£2,100	If the property is a new build	To be agreed at outset
£1 million and over	To be agreed at outset	If the property has an unregistered title	To be agreed at outset

Property Sale

Sale or part-sale of a commercial property, including a transfer of a property out of your pension scheme		Additional charges will apply in the following circumstances	
Value of property	Fee	Condition	Fee
£0 - £249,999	£1,150	If the property has a long leasehold attached	£250
£250,000 - £499,999	£1,350		
£500,000 - £749,999	£1,700	If there is a mortgage to pay off on completion	£150
£750,000 or over	£2,050		

Other Charges

Type	Connected tenant	Unconnected tenant
New lease for a wholly or partially owned property (does not cover substantial negotiation of terms within the lease)	£750	£1,250
Renewal of lease (does not cover negotiation of terms within the lease)	£700	£850
Licence to assign a lease	£700	£850
Licence to underlet	£700	£850
Deed of Variation	£700	£850
Licence for alterations of premises under a lease	£550	£650
Additional agreement for lease (with or without landlords works)	£350 - £500	£400 - £550

Type	Notes	Fee
Farm Business Tenancy	Tenancy less than two years	£550
	Tenancy two years or longer	£1,000
Surrender of Lease	Deed	£500
	Agreement	£850
Lease reports	First lease report included in above	£150
Rent deposit deed		£450
Declaration of Trust	Providing no changes to agreed form	£250
Additional charge if the lender's consent is required for any of the above		£300

Please note that all fees are subject to possible review, depending on the exact nature of the service provided, including but not limited to transactions of a more protracted/complex nature. All fees are subject to VAT and any Stamp Duty Land Tax and disbursements (for example Land Registry fees and out of pocket expenses) will be payable in addition.

Notes

- In Scotland, part purchase of a property is not available unless our panel solicitor is used.
- In Northern Ireland, if the property is unregistered, there will be an additional charge of £850
- In Scotland, a farm business tenancy will be substituted by a short-Form Limited Duration tenancy (£1,000) or a Limited Duration Tenancy (£1,500)
- A connected tenant is a connected party as defined in section 993 of the Income Tax Act 2007, and includes close members of your family and business with which you are associated.