

LesterCampbell

PROPERTY SOLICITORS

PURCHASE OF COMMERCIAL PROPERTY PRICE LIST

FIXED FEE

Our fees are fixed at the outset and include all work incidental to a typical freehold conveyancing transaction.

Additional fees would only be applied if additional work is required which does not form part of a typical conveyancing transaction. To ensure there are no surprises, our Additional Fee Guide is included below.

We would **strongly advise you to contact us for a personal quote confirmation** so that we can check these for you and also apply any current promotions you may be eligible for.

Commercial Freehold Purchase Price	Our Fee	Infotrack Commercial Search Services Pack. Fee	Thirdfort AML Search Fee	Bank Transfer Fee	VAT on fees @ 20%	Perfect Portal App Fee	Land Registry Fee	TOTAL
< £80,000.99	£1,495.00	£550.00	£50.00	£50.00	£429.00	£5.81	£20.00	£2,599.81
£80,001.00 to £100,000.99	£1,545.00	£550.00	£50.00	£50.00	£439.00	£5.81	£40.00	£2,679.81
£100,001.00 to £200,000.99	£1,595.00	£550.00	£50.00	£50.00	£449.00	£5.81	£100.00	£2,819.81
£200,001.00 to £500,000.99	£1,695.00	£550.00	£50.00	£50.00	£469.00	£5.81	£150.00	£2,969.81
£500,001.00 to £999,999.99	£1,795.00	£550.00	£50.00	£50.00	£489.00	£5.81	£295.00	£3,198.81
£1m and over	0.18%	£550.00	£50.00	£50.00		£5.81	£500.00	

OCCUPATIONAL LEASE

If the property is subject to an occupation lease(es), an additional fee of typically £995.00 plus vat will be payable in respect of each lease that we need to report on.

BANK TRANSFERS

Same day bank transfers are £50.00 plus VAT per transfer. Purchase monies will always need to be sent via same day bank transfer and we will return surplus funds to your account on the day of completion by same day transfer unless you request a free BACS payment, which takes up to 3 working days to clear.

STAMP DUTY

You will also need to factor in the amount of stamp duty you will need to pay. We recommend that you use the HMRC's Stamp Duty Calculator to calculate your exact liability. Here is the link: <http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>.

Alternatively, get in touch and we will check this for you.

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SEARCH SERVICES PACK

As a buyer you are deemed to have knowledge of information contained in public records. The search services pack price includes searches of the local authority, water authority and coal board's public records as well as a comprehensive environmental report (includes HS2 and flood risk).

It also includes various administrative costs payable to Infotrack, our search provider, for various administrative services provided by them for use of technology which helps to speed up the conveyancing process. It also includes any charges incurred for use of InfoTrack's Docusign tool. This enables us to simplify our charging structure.

We charge you a fee but cover the cost of these disbursements. This enables us to simplify our charging structure.

Occasionally additional searches may also be recommended that are not included in the Infotrack Search Services Pack Fee, such as an additional Flood Appraisal, Coal Mining Interpretive Report or Underground rail search. Should these be recommended we will contact you to discuss.

If you are purchasing a larger development site you the cost is likely to be higher – we will assess the site and advise what searches we would recommend

LAND REGISTRY FEE

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 55% reduction on the full fee payable.

Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry. Where the increased fee applies the Land Registry fee stated is multiplied by 2.

This Price List is designed to provide a guide we reserve the right to agree a revised fee with you in advance if appropriate. Additional fees may apply.