

# 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 Services Pack. Fee	Thirdfort/AML Search Fee	Bank Transfer Fee	Perfect Portal App Fee	VAT	Land Registry Fee	TOTAL
< £80,000.99	£1,495.00	£75.00	£50.00	£50.00	£7.50	£339.50	£20.00	<b>£2,033.00</b>
£80,001.00 to £100,000.99	£1,545.00	£75.00	£50.00	£50.00	£7.50	£353.50	£40.00	<b>£2,113.00</b>
£100,001.00 to £200,000.99	£1,595.00	£75.00	£50.00	£50.00	£7.50	£375.50	£100.00	<b>£2,240.50</b>
£200,001.00 to £500,000.99	£1,695.00	£75.00	£50.00	£50.00	£7.50	£405.50	£150.00	<b>£2,403.00</b>
£500,001.00 to £999,999.99	£1,795.00	£75.00	£50.00	£50.00	£7.50	£454.50	£295.00	<b>£2,668.00</b>
£1m and over	0.18%	£75.00	£50.00	£50.00	£7.50		£500.00	

### **IN ADDITION, YOU WILL NEED TO PAY:**

#### - 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.

#### - SEARCHES

As a buyer you are deemed to have knowledge of information contained in public records. We typically recommend obtaining a local authority, a water authority search, a mining search if the property is in a known mining area, and also a comprehensive environmental report. There are a wide range of searches available and we may recommend different searches dependent upon the type of property you are buying or your intentions for the property. Searches may be more expensive for larger plots of land. Please contact us for a quote. As a guide, we would expect to spend between £550.00 and £1250.00 on searches dependent upon your requirements and our recommendations.

### 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.

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## EXPENSES EXPLAINED:

### INFOTRACK SERVICES PACK

The Infotrack Search Services Fee includes administrative costs payable to Infotrack for use of their integration technology, which helps to speed up the conveyancing process, and unlimited Land Registry documents ordered via their platform. It also includes unlimited charges incurred in connection with use of DocuSign technology.

### 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.

### 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.***