

# LesterCampbell

PROPERTY SOLICITORS

## SALE OF COMMERCIAL PROPERTY PRICE LIST

### Fixed Price Conveyancing

Our fees are fixed at the outset and include all work incidental to a typical 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 Sale Price	Our Fee	Infotrack Services Fee	Thirdfort AML Search Fee	VAT on fees	Perfect Portal App Fee	TOTAL
< £99,999.99	£1,295.00	£30.00	£50.00	£275.00	£5.81	<b>£1,655.81</b>
£100,000.00 to £299,999.99	£1,345.00	£30.00	£50.00	£285.00	£5.81	<b>£1,715.81</b>
£300,000.00 to £399,999.99	£1,395.00	£30.00	£50.00	£295.00	£5.81	<b>£1,775.81</b>
£400,000.00 to 499,999.99	£1,445.00	£30.00	£50.00	£305.00	£5.81	<b>£1,835.81</b>
£500,000.00 to £749,999.99	£1,495.00	£30.00	£50.00	£315.00	£5.81	<b>£1,895.81</b>
£750,000.00 to £999,999.99	£1,595.00	£30.00	£50.00	£335.00	£5.81	<b>£2,015.81.81</b>
£1m and over	0.16%	£30.00	£50.00		£5.81	

### Occupational Leases

If the property is subject to an occupation lease(es) an additional fee of £995.00 plus vat will be payable in respect of each lease.

### Bank Transfer Fee

Same day bank transfers are £50.00 plus VAT per transfer. Mortgages will usually require a 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.

### Infotrack Services Fee

The Infotrack Search Services Fee includes administrative costs payable to Infotrack for use of their onboarding technology, which helps speed up the conveyancing process, and Land Registry documents ordered using their platform. 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.

### Thirdfort AML App Fee

We will ask you to submit identification documents and complete a source of funds questionnaire via the Thirdfort app. We charge a fee of £30 per person for this service. Thirdfort is currently the market leader for provision of AML check services and uses the most up to date technology. Additional information is available on request.

### What is the Perfect Portal Case Tracking App Fee?

The Perfect Portal App Fee is payable for an app which enables you to keep track of your case. Key stage updates will be provided via the App to you and those connected with your case. You can also submit information required via the app at the outset which helps speed up the process and reduce transaction times.

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## Additional Fee Guide

Additional fees will be payable for the following works which are **outside the scope of a typical sale**:

Additional Fee Guide	Fee	VAT @ 20%	Total
Service of a Notice to Complete should buyer fail to complete on completion	£150.00	£30.00	£180.00
Redemption of additional charge or removal of a restriction	£195.00	£39.00	£234.00
Transfer of a share of freehold alongside a leasehold sale	£195.00	£39.00	£234.00
Sale of unregistered land/preparation of an Epitome of Title	£195.00	£39.00	£234.00
Preparation of a Sworn Statement in connection with a title defect	£195.00	£39.00	£234.00
Redemption (includes porting) of an Islamic Mortgage	£495.00	£99.00	£594.00
Preparing a Transfer of Part for a Sale of Part <i>(except that this may be waived for a simple transfer of garden land)</i>	£995.00	£199.00	£1194.00
Extending a Lease term by agreement with the Landlord alongside a sale	£995.00	£199.00	£1119.00

**Should you have any queries in relation to possible additional fees contact us.**