



**COMMERCIAL PROPERTY**

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Companies need commercial property for their businesses to thrive. It provides the real estate in which to house such profit-making ventures including office complexes, shopping centres and restaurants. It is highly advisable for businesses to lease commercial property via law firms specialised in the field such as Eaton's as they will reliably make sure the premises meet your needs and your budgets. Alternatively it may be purchased outright by a developer for future projects.

Before permission is granted to build a new business development the local government must determine that the chosen area is indeed commercial property.

There are zoning systems which regulate the use of property in a particular city and if the proposed company building falls within in an area for commercial use then construction can go ahead. If not and the property extends into a residential or industrial zone the buyer must

seek special permission to cross over the boundary. With all this to consider experts in commercial property law are needed to give you assured advice before entering into negotiations regarding purchasing or leasing.

When real estate agents hold commercial property they treat it similarly to the residential kind. Often it is the case that signs will advertise the availability of the property and arrangements to buy or lease smaller lots can be made. Lawyers will usually be involved when commercial premises are bought, sold or when a lease is being granted, transferred or terminated.

Using solicitors to help purchase commercial property is important because they will often bargain with the seller to make improvements to the land and the buildings.

A professional developer may purchase huge swathes of commercial property simply to

guarantee its availability for later projects.

Although it is rare that commercial property intrudes on residential areas as planners seek to avoid conflicts between businesses and homeowners there are sometimes city areas spaces designated for 'mixed usage'. Using solicitors who have experience in this sphere of law will alert you when your commercial property may include, for example, city apartments.

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