

HEWITSONS

INVESTING IN UK PROPERTY



Britain's ongoing appeal to investors to invest in UK Property from a worldwide base has remained resilient, with London retaining top position. Notwithstanding the uncertainties of the COVID-19 pandemic, investment in property still remains a viable option for the longer term. **Residential market prices remain competitive and with the additional 2% Stamp Duty Land Tax charged to overseas buyers not scheduled to be levied until April 2021 a current window of opportunity exists for those investors who are interested.**

Commercial and Residential Real Estate

Acquiring and disposing of real estate in the current climate is ever more complex due to changes in legislation and the economic climate.

Our real estate professionals can advise and assist with all aspects of such transactions and in doing so will pay particular attention to ensuring that they retain a focus on your commercial needs and provide practical and pragmatic advice to reach the goal you wish to achieve.

With extensive experience in acting for clients in a wide range of commercial sectors from medical, retail, education, office, leisure, agricultural, energy, and industrial, we can ensure our advice is tailored to meet your specific needs and circumstances.

We also maintain relationships with an extensive network of specialists in property and finance related fields whose assistance may be beneficial.

With specialist lawyers skilled in their sectors we can help you with:-

- Structuring acquisitions and disposals;
- Advising on and negotiating funding and security documentation;
- Stamp Duty Land Tax and VAT;
- Protecting or registering your acquisition at the Land Registry;

- Navigating Landlord and Tenant agreements and leases together with the extensive laws which govern those relationships;
- Assisting with identification and realisation of development potential.

Our residential property legal services are dedicated to quality and a friendly and cost effective service. Our residential property team in London includes two partners and two solicitors together with specialist PAs and administrative support and have expertise in the complete range of residential transactions including enfranchisement claims and lease extensions.

We are different to a typical 'conveyancer' because:-

- We have extensive experience in international purchases of UK residential property.
- Few residential property teams now offer the experience and expertise of a partner.
- We have a commitment to provide a quality service which takes priority over everything else.
- Each transaction we deal with has both a lawyer and a PA assigned to it. This gives you two points of direct personal contact.
- We use sophisticated and modern IT systems to assist communication and streamline document production but we also ensure that our advisor/client relationship is supported and enhanced by direct personal and telephone access.
- We don't consider your transaction an isolated "commodity" but part of your legal affairs generally so we can identify other issues and refer you to appropriate advisers.
- We can call upon expertise in many other areas, including: wills, tax, trusts and probate, planning, dispute resolution, construction and company law.

Private Wealth

In an increasingly global society, the needs of our clients are often not confined to one legal jurisdiction. For example, clients who instruct us to prepare Wills may be domiciled in England and Wales but have assets elsewhere or they may be domiciled elsewhere but have assets here.

Which law will govern the passing of the assets on death? Should the English Will purport to deal with all of their assets or should there be a foreign Will as well as an English Will? What is the inheritance tax position? Will inheritance tax be payable on their worldwide assets or only their assets in England and Wales?

These are just some of the questions which can arise and on which we can advise. Our lawyers have considerable experience and expertise in advising on estates where assets are located across different legal jurisdictions.

LawExchange International

Although we cannot advise on foreign law, we are founding members of LawExchange International.

This is an independent group of law practices in key countries around the globe, providing readily accessible and informed legal advice within their countries for clients of member firms.

LawExchange unites corresponding legal practices in major centres of commerce, industry, high technology and research across Europe, North and South America, the Asia/Pacific region and the Middle East. By contacting a member law firm via LawExchange, firms are able to provide their clients with prompt access to high-quality legal services specific to that country.

*“Life can never give security,
it can only promise opportunity”*

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We pride ourselves on delivering an outstanding service to a wide range of individuals, businesses and institutions including charities, educational and sports bodies. The firm's size and breadth of specialisms means each client receives the focus it requires. We operate UK wide and have worldwide reach via our network of independent law firms, LawExchange International.

This document is written as an outline guide only and any action should not be based solely on the information given here. Appropriate professional advice should always be taken in specific instances.

Hewitsons LLP is authorised and regulated by the Solicitors Regulation Authority.