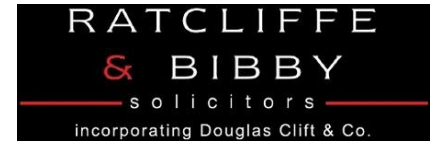


Job Role



Job title: Commercial Property Solicitor
Responsible to: Head or Property Department
Location: Victoria Street, Morecambe

Role / Job Purpose?

A Commercial Property Solicitor handles the legal aspects of buying, selling, leasing, and developing commercial real estate. You will advise clients on a wide range of property transactions, ensuring legal compliance and protecting our clients' interests. This includes tasks such as drafting and reviewing contracts, negotiating leases, and managing property-related disputes.

Role Specific Responsibilities and Activities

Responsibilities and tasks for Commercial Property Solicitor:

- **Maintaining client relationships:** Building and maintaining strong relationships with clients, providing excellent service and ensuring their needs are met.
- **Property due diligence:** Reviewing title documents, search results and planning.
- **Conducting Sale and Purchase transactions:** being able to work alone to complete Commercial Property sales and purchase transactions
- **Draft and negotiate contracts and Transfers**
- **Draft and negotiate leases**
- **Re-finance of developments:** dealing with clients, otherside and finance companies. Having the understanding how commercial properties are funded.
- **SDLT returns:** calculating straight forward SDLT returns or liaise with experts as necessary
- **Submit HMLR applications:** completing application forms, drafting plans and responding to requisitions
- **Residential Conveyancing:** provide support and assistance as and when required.
- **Building Professional Relationships:** Establishing connections with colleagues and mentors within the firm is essential for career development. Apprentices are encouraged to engage with their peers and seek guidance from more experienced professionals.

General Responsibilities

- Maintain SRA Practicing certificate
- Identify and initiate cross selling opportunities
- Promote the practice through one social circle
- **Managing Risk and complaints:** in accordance with SRA and AML regulations
- **Maintaining Professional Standards:** adhere to professional standards set by regulatory bodies like the Solicitors Regulation Authority (SRA). This includes maintaining confidentiality, acting with integrity, and upholding ethical standards in all dealings.