

Property

Residential, commercial & development

Close the deal on the right terms, with fewer surprises.
We handle purchases, sales, leases, renewals and
development finance for owners, investors and
occupiers across England and Wales.



Most property problems are really information problems.

We advise businesses, landlords, investors and developers on the purchase and sale of commercial premises, the grant and assignment of business leases, lease renewals and security of tenure under the Landlord and Tenant Act 1954, and development finance and secured lending — and act for buyers and sellers of homes and investment property in the UK and from overseas.

The lease nobody fully read, the title entry that surfaces three days before completion, the renewal notice served one day too late. We read everything first, so the conversation starts at strategy rather than at page 40 of a report you didn't have time to open.

Our residential conveyancing fees are published; for other property work we give you a tailored fee quote when you instruct us. Either way you get a clear view of risk in plain English, and we tell you when a point is worth fighting and when it is noise.

Who we act for

Owners, occupiers and investors

Landlords and tenants

Developers and lenders

UK and overseas buyers of homes and investment property



Legal Team of the Year 2025 (joint winner)

In Property and Construction at the Sunday Express Construction and Property Awards, for work supporting ambitious development projects — from residential developments to site acquisition and structuring for property developer clients.

Matters we handle

Commercial purchases

Offices, industrial units, retail and mixed-use premises: full title investigation, searches, replies to enquiries and a report that flags what actually matters before you commit funds.

Commercial sales

Sales of freehold and leasehold commercial property, including replies to buyer enquiries, dealing with existing charges and getting you to a clean, on-time completion.

Business leases

Drafting and negotiating new leases for landlords and tenants — rent, repair, service charge, alienation and break clauses — and whether the lease is inside or outside the 1954 Act.

Assignment & underletting

Assigning or subletting commercial premises, licences to assign or underlet, authorised guarantee agreements and landlord's consent on the right conditions.

Renewals & security of tenure

Lease renewals under Part II of the Landlord and Tenant Act 1954, including section 25 and section 26 notices, opposed renewals and contracting out.

Development & secured lending

Site acquisition, development finance, secured lending, options and conditional contracts, plus overage and the bank's and borrower's documentation through to drawdown.

Off-plan & forward funding

Agreements for lease, off-plan purchases and practical completion mechanics — protecting your position before the building is finished.

Landlord & tenant management

Rent reviews, consents, dilapidations, breach and forfeiture issues — the recurring work of keeping income-producing property compliant and let.

Residential sales & purchases

Buying or selling a home or an investment property, in the UK or from overseas: a fixed fee, a named lawyer from offer to keys, and no surprises on completion.

Services in this area

Residential sales & purchases

Buying or selling a home or an investment property, in the UK or from overseas — run to the rhythm of the process by one lawyer who knows your file.

- Purchases
- Sales
- Buy-to-let & portfolio
- Overseas buyers
- Leasehold
- Transfers & remortgages

Commercial sales & purchases

Offices, retail, industrial and mixed-use — bought, sold and leased for owners, occupiers, investors and developers, with the tax and title issues caught early.

- Acquisitions & disposals
- Commercial leases
- Landlord & Tenant Act 1954
- Tax & structuring
- Title & planning
- Dilapidations & disputes

Off-plan developments

Buying a property that doesn't exist yet. We check the contract, the deposit and the developer before you exchange, for UK and international investors.

- Contract review
- Deposit protection
- Leases & management
- Warranties
- Assignment & resale
- Developer default

Property lending & refinance

Bridging, development and term lending secured on property — for lenders who need it done to standard, and borrowers who need it done fast.

- Bridging & short-term
- Development finance
- Portfolio refinance
- Security
- Independent legal advice
- Lender enforcement

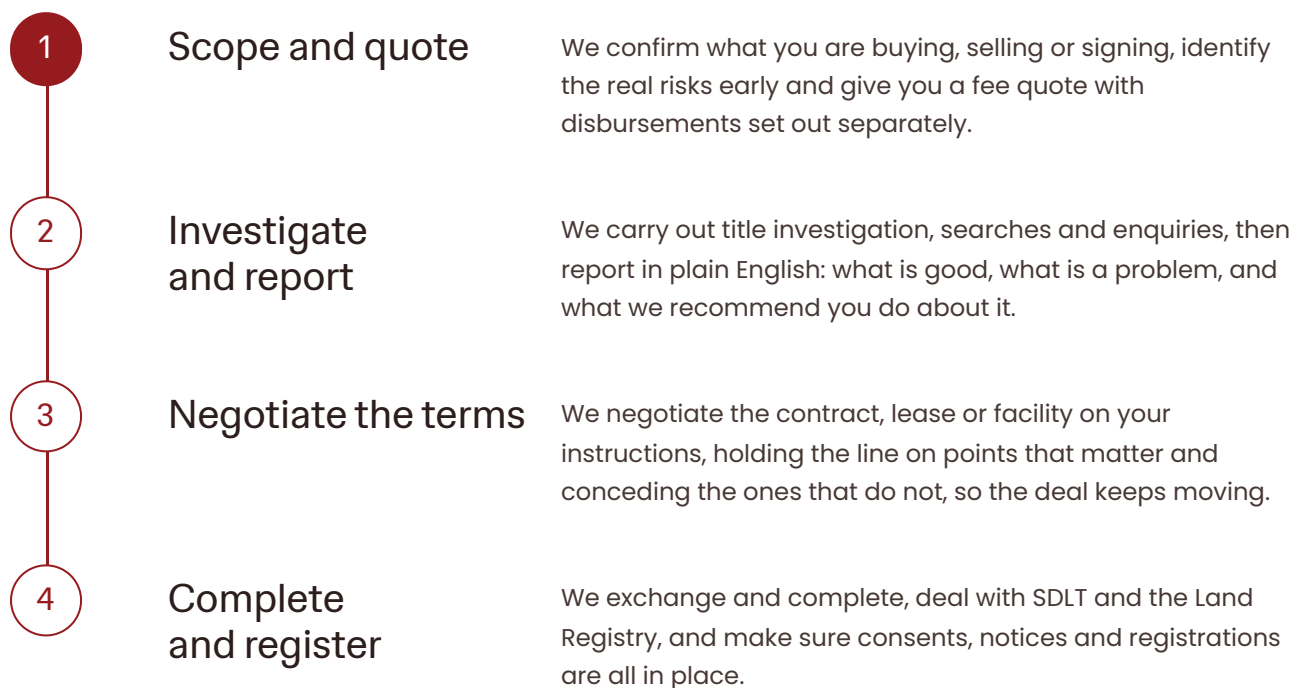
Landlord & tenant

Tenancy agreements, rent, deposits, notices and possession — for private landlords who want to get it right first time, and to know where they stand when a tenancy goes wrong.

- Tenancy agreements
- Deposits & prescribed information
- Rent increases
- Notices & possession
- Arrears recovery
- Compliance & disputes

Each service has its own page, with the questions clients ask most, at ai-law.co.uk/property.

A clear path, start to finish.



Good to know

Buyer beware

a buyer takes commercial property as it is (caveat emptor), so title investigation, searches and enquiries come before exchange.

8 to 12 weeks

from an accepted offer is the typical range for a residential sale or purchase; the chain, the mortgage and the searches can make it quicker or slower.

Security of tenure

a business tenant may have a statutory right to renew under Part II of the 1954 Act — unless the lease was contracted out before it was granted.

Dilapidations

a landlord's recoverable loss can be capped by section 18 of the Landlord and Tenant Act 1927; a schedule of condition at the outset helps a tenant.

No surprises on the invoice.

Our residential conveyancing fees are published, for standard transactions. For commercial property, leases and development work we give you a tailored quote when you instruct us, with likely disbursements set out once we understand the deal.

Commercial property

Purchases, sales, leases & development

Quoted

At our hourly rates of £145 to £350 plus VAT, or for a fixed fee or estimate agreed before we start.

for your matter

Residential conveyancing, outside London

Property value	Purchase, incl. VAT	Sale, incl. VAT
Up to £100,000	£1,080	£780
£100,001 – £250,000	£1,080	£1,140
£250,001 – £500,000	£1,440	£1,140
£500,001 – £750,000	£1,560	£1,320
£750,001 – £1,000,000	£1,560	£1,560

Our fee, including VAT at 20% — before VAT, a purchase is from £900 and a sale from £650. Leasehold adds £300 (£250 plus VAT). Enhanced checks for an overseas or company buyer: £1,800 – £2,100 including VAT. In London, purchases to £1,000,000 are £2,280 (£1,900 plus VAT) and sales £1,560 (£1,300 plus VAT). Fees assume a standard transaction up to £1,000,000; non-standard transactions are quoted individually.

Residential fees are shown including VAT at 20%; commercial fees are plus VAT. Disbursements — third-party costs we pay on your behalf, such as search fees, Land Registry fees and Stamp Duty Land Tax — are extra.

Our published fees, with the stages, timescales and disbursements for each, are at ai-law.co.uk/pricing. We always agree your fee with you in writing first.

Relationships that last.

“ Having previously used multiple solicitors across various matters, once we approached Ai Law we quickly established that they were experts in most areas of law. We subsequently gave the firm all of our business exclusively, and we haven't looked back.

Ai Law client

Ai Law are a professional service provider that really knows what they are doing. They are an asset to our business.

Ai Law client

These guys are constantly delivering their services. Donna is always on the top of all things and her team is very efficient. I have used their services before and again, they have not disappointed. I am certain I will use these guys again.

Lukasz, ReviewSolicitors, January 2026

Recognition

Legal Team of the Year 2025 (joint winner)

Sunday Express Construction and Property Awards — in Property and Construction

Royal Television Society Awards North West

Sponsor, 2024 and 2025

Rated 4.9 out of 5 from 111 reviews on ReviewSolicitors

reviewsolicitors.co.uk, October 2026

Talk to us

Tell us what you need today. We respond quickly to enquiries and quote requests.

Telephone

+44 (0)151 294 4722

Office

8 Water Street
Liverpool
L2 8TD

Email

info@ai-law.co.uk

Online

ai-law.co.uk/property

Ask **Ai Guy**[®], any time. Describe your situation in plain English. Ai Guy, our AI assistant, gives general information about the law of England and Wales and points you to the right solicitor. ai-law.co.uk/ask