

# JAMES MAGUIRE & CO



## CASE STUDY

James Maguire & Co.

[www.family-law.co.uk](http://www.family-law.co.uk)

# INTRODUCTION

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James Maguire & Co are a niche, Family Law Practice based in Wilmslow. James is a leading expert in Family and International Family Law. James worked for two leading city centre firms before establishing his own boutique practice in 2010.

James & Maguire & Co had grown successfully to 10 people by June 2013 and were already situated in their current home, Blackbox in Wilmslow.

Due to expansion plans and the recruitment of further staff, it was decided that the firm would take out new space within the building. As a specialist law firm themselves, they decided to instruct another specialist firm, Jackson Barrett & Gass.

Jackson Barrett & Gass are an award winning Cheshire law firm specialising in Residential and Commercial Conveyancing, Wills, Probate and Lasting Powers of Attorney (LPAs).

## New Lease

James Maguire & Co agreed the Heads of Terms of their new office directly with the Landlord, The Emerson Group. The Heads of Terms were then sent to all parties; James Maguire & Co, their Solicitor at Jackson Barrett & Gass and finally, the Emerson Group's in-house legal team.

The legal documentation was forwarded to Jackson Barrett & Gass to check and approve. The process was made slightly more complicated with the current workspace being made up of three separate Leases; a condition of the new Lease being the simultaneous surrender of the existing Leases with the granting of the new Lease. A similar scenario is a residential house sale and purchase – you must exchange and complete on your sale at the same time as your purchase.



### Jackson Barrett & Gass performed their usual duties, including but not limited to:

- Checking the Freehold title
- Submitting searches requested by the client
- Checking the standard Commercial Property Standard Enquiries (CPSE)
- Raising further enquiries on all of the above
- Preparing a formal report with references to specific clauses and enquiries
- Requesting amendments to specific clauses e.g. the decoration of the suite with photo wallpaper (image below)
- Approving separate car parking licenses
- Advising on specific exit clauses e.g. reinstating a partition wall that was removed to create an open space amongst the three suites

# SUMMARY

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**James Maguire, Director, said** “Jackson, Barrett & Gass took the stress out of the leasing process. They kept us well informed at every stage and progressed matters quickly and with great satisfaction.

Ensuring we left our previous space in a suitable & timely manner was essential. The suitability & timing of their advice allowed this to occur & we are very glad we made the move, something which is always daunting.”

**Luke Hewitt, Solicitor, said** “It is obviously very pleasing when a specialist from the same profession instructs us to carry out work.

We appreciate the requirement for speed with commercial transactions whilst at the same time maintaining our high levels of diligence to ensure clients know the exact terms they are signing up to.”



You can find out more about the James Maguire & Co team at [www.family-law.co.uk](http://www.family-law.co.uk).

To arrange a discussion about any property matter, please get in touch on 01625 523988 or [mail@jbgass.com](mailto:mail@jbgass.com)

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in Wilmslow Since 1930