

The Property Advice Service ([PAS](#)) delivers access to expert commercial property advice which would otherwise be beyond the means of most small to medium size enterprises (SMEs). PAS was designed in response to research by the Greater London Authority, in 2016, which found that complications around finding and occupying affordable commercial premises were one of the major factors in many SMEs' failure or moving out of the capital.

To counter this, London Business Partnership (LBP), in partnership with international property consultants Gerald Eve, property law experts from CBG Law and the University of Law, and other independent commercial property experts, are delivering a comprehensive programme of property advice and support for small to medium size businesses in London.

Delivered through a combination of 1:1 sessions, webinars, and in-person events & workshops, this programme empowers small business owners with an understanding of their rights and responsibilities, and knowledge about legal and financial obligations operating from a commercial premises under a licence/lease agreement.

Eligibility Criteria:

To qualify for this free programme of advice and support, businesses must be:

- Registered or trading in London
- Employ 250 people or fewer
- Turnover less than £44m p/a

Support Channels:

Workshops:

- These face-to-face sessions provide a platform for business owners to engage with experts, ask questions, and gain insights.

Webinars:

- Online webinars offer flexibility and convenience. Business owners can participate from their offices or even during their lunch breaks.

One-on-One Sessions:

- Personalised advice sessions empower business owners with knowledge about their rights and responsibilities. Whether it's understanding lease terms or negotiating with landlords, these sessions provide tailored guidance.

Frequently Asked Questions:

Business Rates:

- How to verify the correctness of property valuations.
- Steps to take if the valuation appears too high.
- Available reliefs and how to apply for them.
- Effective payment strategies and cash flow management.

Leases and Licences:

- Signing new leases: Understanding terms, rights, and obligations.
- Renewing existing leases: Navigating negotiations and ensuring favourable terms.
- Rent reviews and break clauses: Strategies for business continuity.
- Subletting considerations: Maximising space utilisation.
- End-of-tenancy arrangements: Smooth transitions.
- Landlord negotiations: Building positive relationships.

Energy Efficiency and Dilapidations:

- Enhancing energy efficiency: Cost-effective measures for sustainable operations.
- Addressing dilapidations: Minimising repair costs and maintaining premises.

Premises Search and Legal Queries:

- Finding suitable commercial spaces: Balancing location, size, and budget.
- Handling legal questions related to property: Expert guidance on legal complexities.

Contact information

If you have any questions about this programme of free support and advice, please contact the LBP team on info@londonbp.co.uk.

To sign up for the Property Advice Service today, just [fill in this form](#) and we will be in touch to arrange your support.