



- 1 Are you currently considering the acquisition, or disposal of a commercial property?
- 2 Are you involved in site assembly, or development?
- 3 As a landlord, are you aware of your responsibilities under recent legislation?
- 4 Have you considered a sale and leaseback to release equity from your property to your business?

Mason Hayes+Curran – How can we help?

Mason Hayes+Curran is one of Ireland's leading business law firms and has a dedicated real estate department to assist clients with all aspects of complex property matters. Ireland has witnessed an unprecedented economic boom over the last decade bringing with it exceptional growth opportunities for many areas of the economy, such as real estate.

The Mason Hayes+Curran real estate department has grown rapidly with the expansion of the real estate market and offers a comprehensive service to landowners, developers, retailers, financial institutions, semi-state bodies and investors involved in all types of property schemes.

The services offered by the real estate department are wide ranging and include representing developers, government and institutional clients in the acquisition, development, disposal and financing of investment properties, mixed retail / residential developments, industrial sites and business premises.

The department has developed an unrivalled reputation in the marketplace for assisting companies with tailor-made advice on a diverse range of real estate issues. This includes advising corporates in specific sectors, such as telecoms and technology, where there are particular technological requirements affecting premises. Having a thorough and extensive knowledge of these areas allows the department to provide a focused, yet effective service to clients with requirements such as this.





Commercial Leases

A huge variety of businesses, whether retail, industrial or commercial, occupy premises held under commercial leases. The real estate department is vastly experienced in creating and negotiating commercial leases of every type. We constantly deal with issues like lease assignments, sub-lettings, renewals, break clauses, rent reviews, stamp duty and VAT.

The aim is to have our clients, whether landlords or tenants, securely positioned, with no surprises regarding their commercial leases. Clients we have recently advised include Specsavers, Iceland Foods, Game, The Perfume Shop, Fat Face and Toni & Guy.

Buying and Selling

The real estate department has extensive experience in the acquisition, development and disposal of sites and properties on behalf of its clients and has wide ranging experience in the provision of security to lending institutions over a variety of properties. We do site assembly and follow-on work for several development companies. This experience encompasses, in particular, the investigation and certification of title. Clients for which high value work has recently been conducted include companies such as Campbell Soup (Ireland) Ltd, CIE, Nestlé and Gresham Hotel Group plc, as well as a variety of property development companies.

Investment Property

Recent changes in landlord and tenant legislation have imposed onerous new obligations on landlords. It is imperative that landlords are aware of these requirements in order to comply with the law. As a result of these

changes, tenants have gained additional rights in relation to residential property. One of the Department's strengths is its commitment to continually keep clients advised of relevant changes in the law.

Planning and Environmental Law

Compliance with environmental law is becoming increasingly important in what has become a highly regulated area. The real estate department has extensive experience in advising commercial clients on all aspects of both Irish and European environmental law including assessing environmental risks, regulatory compliance and environmental licensing and permits.

Acting for a large range of developers necessitates ready expertise and familiarity with the planning codes. The real estate department advises clients on the implications and limitations of the planning laws, in particular, regarding planning applications and appeals.

Licensing

Mason Hayes+Curran's real estate department has one of Ireland's leading practices in licensing law. Representing many clients in the hotel, public house and leisure sectors, our expertise includes obtaining Declaratory Orders and Certificates for newly constructed buildings, transfer of Intoxicating Liquor Licences, attendance at annual licensing sessions and attendance at weekly Licensing Court for special exemption orders.

The department also specialises in drafting leases and mortgages to protect intoxicating liquor licenses and in drafting management agreements for licensed premises.

Conclusion

The success of the Irish economy over the last decade has brought with it many new opportunities for different sectors including, in particular, the real estate sector. Mason Hayes+Curran's real estate department has advised clients throughout this period on all aspects of property law, from the acquisition of sites through to the final negotiation of commercial leases. What is important to us is that our clients receive the highest quality of service which is available in the Irish market. By performing accordingly, we have developed an excellent relationship with a wide and diverse range of clients.

Should you wish to discuss how the real estate department can assist you, please do not hesitate to contact us.



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