

Law and order

ACCENT CATCHES UP WITH THE LATEST NEWS FROM EMMERSONS SOLICITORS...



John Coulter.

SPECIALISED SERVICES

JOHN COULTER is a well-respected commercial property solicitor who heads up Emmersons Solicitor's busy property department. With offices in both Newcastle and Sunderland, John is known widely within the business community in the North East, and during his career, worked with national conveyancing firm Optima Legal, specialising in commercial property matters.

Now with Emmersons Solicitors for almost two years, John has been an integral part of the success of the conveyancing department. Dealing with complex commercial matters such as drafting leases, partnership agreements and company formations, John is able to offer a specialised service. He has dealt with business sales and purchases, lease renewals, rent reviews and the purchase and development of land, and is instructed by many clients on a repeat basis.

Steve Frith, Bell and Frith Property Management, commented: "Emmersons has handled all of our conveyancing and related work now for a number of years and never fails to meet our – and our clients' – tight deadlines."



John Coulter (centre) with Alan and Carolyn Emmerson.

HAMMERING HOME A DEAL

EMMERSONS HELPED another Emmersons family hit the nail on the head after successfully negotiating a ten-year lease of a building in Wideopen, Newcastle, to allow the launch of the Emmerson family's hardware store, in just four months.

With the help of commercial property solicitor John Coulter, husband and wife team Alan and Carolyn Emmerson have begun trading in the premises, which house a retail outlet, an office and store room, selling general hardware to the domestic and trade market.

The family-run business, sells fixtures and fittings, tools, paint and plumbing as well as key and timber cutting.

Emmersons solicitor John Coulter said: "This deal was rather complex; the shop was previously owned by a lady who had taken over the running of the store from her deceased husband. But she hadn't realised that her lease had actually expired and so, when she decided to sell up, we had to negotiate new terms with the landlord. Working with the other party's solicitor we had to make sure the terms were adequate and all appropriate insurances were in place."

Emmersons Hardware Store owner Alan Emmerson said: "Emmersons was instrumental in helping the hardware store get off the ground. We were keen to launch the store in the summer, which is the main DIY season and without Emmersons Solicitors' swift advice, we wouldn't have been able to launch when we did."



John Coulter with Richard Scott.

'WHEELIE' GOOD DEAL

EMMERSONS HAS helped a new motorbike training school head into the fast lane after securing its first business premises.

Emmersons has successfully negotiated a five-year lease of 15,000sq ft of land with a mobile unit to allow the launch of the A1 Motor Cycle Training School.

With the help of commercial property solicitor John Coulter, A1 Motor Cycle Training School director Richard Scott has begun trading from Henson Yard in Gateshead, taken on two members of staff and seen 100 people gain their motorbike licenses – in just four months.

John Coulter said: "There were a lot of issues to take into consideration; we had to negotiate a large piece of land plus a mobile office unit, which houses a changing room, office area and compulsory basic training classroom.

"The tarmac on the land was poor quality, so we had to agree the maintenance of this with the landlord. We managed to negotiate this within the contract and the landlord has agreed to contribute towards the upkeep of the road surface."

Richard Scott said: "As a new business start up, Emmersons was very good at explaining every issue to me. Without their swift and methodical advice, I wouldn't have been able to launch the business when I did and I certainly wouldn't have seen the growth I have experienced already."

EMMERSONS OVERSEES PURCHASE OF NEW BRASSERIE

GRAEME WILLIAMS-COOK, owner of The New Exchange Brasserie and Bar, commented: "Emmersons Solicitors oversaw the purchase of our new brasserie and bar in North Shields. John Coulter was extremely efficient throughout the whole process and we felt confident that we were in a very safe pair of hands. We wouldn't hesitate in choosing Emmersons Solicitors again and I would highly recommend their legal services to anyone looking to buy a commercial property."



Left to right: Michael Robinson and Jaqueline Emmerson (partners at Emmersons Solicitors) and Martin Williams-Cook, at the launch party of the New Exchange Brasserie and Bar.

Emmersons can be contacted on (0191) 284 6989 (Newcastle) or (0191) 567 6667 (Sunderland). Alternatively, visit: www.emmersons-solicitors.co.uk