

Turley*

JOB INFORMATION PACK
SOLICITOR
REAL ESTATE



Who is Turley Legal?

Turley Legal is a next generation commercial law firm whose aim is to become a primary partner and resource for our clients, enabling them to deliver on their aspirations for both business and personal growth. We pride ourselves on delivering efficient, practical, cost effective legal services and solutions – every lawyer, every time.

The powerful combination of our innovative business model, cutting edge legal services technology and the expertise and reputation of both our own lawyers and the senior lawyers in our network enables us to provide one of the leading corporate and commercial advisory services in the United Kingdom.

We take the time to understand our clients commercial and legal requirements, and are highly responsive and accessible when it matters most. The depth and strength of the network we have developed at Turley Legal means we have the full spectrum of any legal services requirement covered by those whom we consider to be 'best in class' in their respective disciplines.

The success of our clients is a matter of personal pride for our lawyers – put simply, we care. Whether their needs relate to start-up seed investment, next stage growth capital or defining an exit or succession strategy for business, we have all bases covered.

We advise on all facets of property law: acquisition and disposal, lease negotiation (on behalf of both landlords and tenants), property based secured lending transactions, real estate development, management of property portfolios and boundary disputes and more across all industry sectors. We pride ourselves on our ability to provide clear, direct, timely and complete advice on the most complicated of legal issues. Less jargon – more understanding.

We have worked with clients across many sectors including retail, construction, hotel management, manufacturing, sports tech, media, fintech, recruitment, agri, food and drink, events management, e-commerce and more.

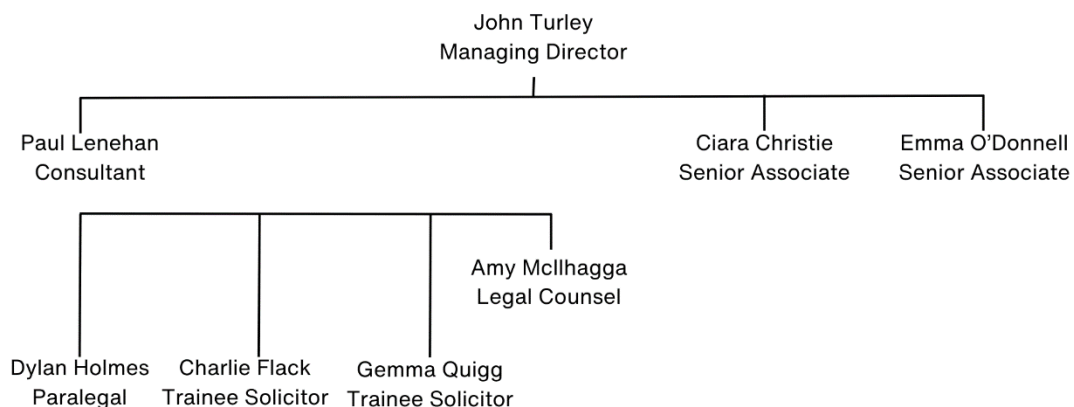
Our multi-sectoral experience means we are fully equipped to understand our clients' commercial objectives, and to provide optimal legal solutions on both the issues to be aware of and any opportunities to be maximised.

Turley Legal's head office is situated on the North Coast on the outskirts of Coleraine and we have offices in Belfast City Centre. We operate in an ambitious, motivated, supportive team environment with a driven but relaxed and inclusive working culture. Our investment in cutting edge legal technology and infrastructure has resulted in streamlined workflows and processes. We have an excellent client portfolio with high quality work.



Current Organisational Structure

John Turley is the founder and Managing Director of Turley Legal. He is an experienced corporate and commercial lawyer, with a particular interest in the field of sports law and business. John has specific expertise in the areas of mergers and acquisitions, private equity/venture capital investments, corporate governance, employee incentive implementation and group reorganisations, and he is fortunate to work with celebrated businesses and individuals from a very diverse range of industry sectors.



The legal team are supported by an Operations Manager and Finance Manager.

What we offer

- Market leading salary.
- Flexible and agile working practices.
- Generous bonus structure.
- Excellent clients and quality of work, including international clients and multijurisdictional matters.
- An ambitious, motivated and supportive team environment.
- A driven but relaxed and inclusive working culture.
- Industry exposure as your experience develops.
- Structured freedom to make the role your own.
- Clear career progression opportunities.
- Cutting edge legal technology and infrastructure.
- 25 days annual leave plus bank holidays.
- Company laptop and mobile.
- Health insurance.
- Gym membership.
- Regular team events.



Role: Solicitor – Real Estate

In this role you will work as part of a team and will assist, and be offered support by, more senior solicitors in the firm. You will work closely with a more senior solicitor and will assist with commercial property transactions to include working closely with our corporate/commercial team. The role involves servicing clients' real estate requirements, which will very often involve working with the corporate team on transactions.

Responsibilities include:

1. **Client Representation:** Providing legal advice and guidance to corporate clients on a wide range of corporate law matters, including company formations, restructuring, mergers, acquisitions, divestitures and within commercial practice disposals, leasing and property development.
2. **Contract Negotiation and Drafting:** Drafting, reviewing, and negotiating various commercial contracts, including shareholder agreements, joint venture agreements, supply agreements, and other corporate documents.
3. **Property Transactions:** Assisting clients in the negotiation, drafting and review of commercial property contracts, including sale and purchase agreements, leases, licences and option agreements. Reviewing and reporting on title to clients and financial lending institutions and providing title reports or certificates of title where necessary. Carrying out property certificate searches and Land Registry and Registry of Deeds Searches using the Landweb system. Drafting and negotiating completion undertakings.
4. **Due Diligence:** Conducting due diligence investigations and analysis in commercial property transactions, including property certificate and title searches, property investigations, identifying and assessing legal risks, and providing recommendations to clients.
5. **Regulatory Compliance:** Providing guidance on legal and regulatory compliance matters, including data protection, anti-corruption, and industry-specific regulations.
6. **Transaction Management:** Managing and coordinating property transactions, including leading negotiations, coordinating with internal and external stakeholders, and ensuring timely completion of transactions.
7. **Legal Research and Analysis:** Conducting legal research and analysis on property law issues, monitoring changes in legislation, and providing legal opinions to clients.
8. **Property Development:** Providing legal guidance on property development projects, including planning permission, construction contracts, and compliance with building regulations.
9. **Landlord/Tenant Matters:** Advising clients on landlord and tenant issues, including lease renewals, rent reviews, lease variations, and resolving disputes. Negotiating and drafting commercial leases for both landlords and tenants, ensuring compliance with legal requirements and addressing key lease terms.
10. **Property Finance:** Assisting clients in securing financing for commercial property transactions, including reviewing loan agreements, mortgages, and other security documents.
11. **Post-Completion Matters:** being able to deal with post-completion items to include filing SDLT returns and submitting applications for registration at the Land Registry using the eRegistration Landweb system.



12. Client Relationship Management: Developing and maintaining strong client relationships, understanding their business objectives, and providing tailored legal solutions.
13. Administrative Tasks: Performing general administrative duties such as scheduling meetings, managing calendars, answering phone calls, and maintaining correspondence.
14. Team Collaboration: Collaborating with other solicitors, paralegals, and support staff within the firm to deliver comprehensive legal services and support to clients.
15. Legal Ethics and Compliance: Adhering to ethical standards, maintaining client confidentiality, and ensuring compliance with relevant laws, regulations, and professional guidelines.
16. Training and Development: Undertaking training and personal development activity as agreed with the Managing Director.
17. Other Duties: Undertaking any other duties whenever reasonably required by the Managing Director.

Please note this is not an exhaustive list and the duties associated with the post may be subject to reasonable change from time to time according to the needs of the organisation.



Specification

- Qualified solicitor in the UK with a valid practising certificate with 1-3 years PQE.
- Strong knowledge and experience in commercial property law, landlord and tenant matters as well as the acquisition and disposal of commercial property.
- Excellent negotiation, drafting, and analytical skills, with attention to detail in property contracts and lease agreements.
- Good understanding of property finance, including financing options and security documentation.
- Proficiency in conducting property due diligence, including Land Registry searches and property certificate search requests.
- Ability to draft and negotiate completion undertakings as well as deal with post completion items to include submitting SDLT returns and submitting applications for registration at the Land Registry or Registry of Deeds.
- Knowledge of relevant property legislation, regulations, and industry best practices.
- Excellent analytical, problem-solving, and legal research skills.
- Excellent written and verbal communication abilities, including drafting legal documents and negotiating contracts and leases etc. with the ability to explain complex legal concepts to clients and stakeholders.
- Strong commercial awareness and understanding of business considerations in providing legal advice.
- Ability to manage and prioritize multiple tasks, meet deadlines, and work efficiently under pressure.
- Attention to detail and high level of accuracy in legal analysis and document preparation.
- Proficiency in legal research tools and technology used in commercial law practice.
- Strong client relationship management and interpersonal skills, with the ability to understand clients' property objectives and provide practical legal solutions.
- Commitment to professional ethics and maintaining client confidentiality.