



How to handle a commercial property dispute without derailing your business plan

Description

Here's the thing: commercial property disputes are an inevitable part of owning, leasing, or managing property. Disputes can arise over late payments or breach of specific lease terms. You might also run into disagreements over the condition of the commercial property and who is responsible for fixing the disrepair.

What matters is that a [commercial property dispute](#) shouldn't disrupt day-to-day business operations. Customers and stakeholders must always be protected.

Not sure where to begin? We've got you covered. Follow this guide to handle commercial property disputes without derailing your business plan:

Review the Lease Immediately

Acting quickly is the best way to handle a commercial property dispute before it turns into a bigger problem. Start by reviewing the lease agreement to understand your rights and obligations.

For instance, if there's a dispute regarding who's responsible for repairs, maintenance, utilities, or insurance, the lease agreement might already have a relevant clause. If yes, you will save valuable time and money.

Don't forget to identify any deadlines for sending notices or taking other actions.

Document Everything

The next step is maintaining a clear record of what happened from the very start. First off, write a detailed incident report mentioning dates, times, and descriptions of events.

It's important to create a thorough paper trail. Make sure to save all emails, letters, and text messages between you and the other party, such as the tenant. If any prior complaints

were filed, note them as well.

Comprehensive documentation becomes valuable evidence if the matter goes to mediation, arbitration, or court.

Reach out to a Commercial Property Dispute Solicitor

Commercial property disputes can have far-reaching consequences for your business. The best thing you can do is consult a reputable commercial dispute solicitor as soon as possible.

First off, they will provide an objective assessment of your position to help you create a roadmap. Solicitors can also identify potential pitfalls and ensure contracts are enforceable.

They will get the necessary paperwork done and provide a full service. An experienced commercial property dispute solicitor focuses on restoring your public perception. They aim to handle disputes secretly to protect your brand's credibility.

Reputable solicitors have experience representing clients across sectors, including shops, takeaways, offices, warehouses, and small factories.

Prioritise Alternative Dispute Resolution (ADR)

Court proceedings over commercial disputes can be lengthy and financially draining. With the help of your solicitor, try to get disputes resolved through [alternative dispute resolution](#) (ADR).

Types of ADR include:

Mediation: a neutral third party facilitates confidential communication between the parties, helping them reach a mutually agreed-upon decision.

Arbitration is a [neutral third party](#) (arbitrator) reviews evidence and makes a binding or non-binding decision.

Negotiation is where issues are resolved directly with the other party through factual, non-emotional, and written communication.

Separate the Dispute from Business Operations

One of the most common mistakes business owners and landlords make is they let disputes hijack day-to-day operations. The key is to delegate legal tasks to your solicitor so you can focus on running the business.

Looking Forward

Commercial property disputes are a part of business ownership, but they shouldn't derail operations. By reviewing the lease agreement, seeking legal support, and leveraging ADR, you can protect your business from financial and operational liabilities.

Legal Disclaimer: *Please be advised that this article is for informational purposes only and should not be used as a substitute for advice from a trained legal professional. Please seek the advice of a legal professional if youâ??re facing issues regarding commercial property disputes.*

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Author

huubster