

Property – ACQUISITION OF NON-RESIDENTIAL PREMISES IN PRAGUE



March 2017

Our client and the task:

Our client is a successful budget design hotel brand with more than 50 hotels in Europe, and decided to open a luxury hotel also in Prague.

The client found suitable non-residential business premises at the very centre of the Prague, ideal for tourists, which it wished to lease long term, but which nevertheless required extensive reconstruction and renovation so as to comply with its own luxury standards.

Therefore, a very specific lease agreement had to be prepared, with the lessor agreeing with the reconstruction and the client's rights being simultaneously protected.

What we did?

We advised the client on the acquisition of the premises in Prague which were accordingly evaluated by the client as suitable for his brand and business plan. Our lawyers undertook the complex transaction documentation and advised the client during the whole negotiation process.

In particular, we helped to client to structure the whole transaction in a manner that fully complied with his needs and resources.

Our services included, among others:

- preparation of the contractual documentation for a long lease of non-residential premises, including specific provisions concerning the clients' requirements for reconstruction and renovation of the premises;
- legal advisory related to securing of the transaction by proper guarantee;
- advising the client regarding choice of legal form of his business activity in the Czech Republic;
- participation in the business meetings of the client with the counterparty in negotiating the contracts.

How we added value:

Through introductory meetings we came to a full understanding of the client's needs and requirements. We then prepared a detailed transaction structure for the client, considering the client's risks from every angle, to find the best option for the client within the existing legislation. A solution tailor-made for the client – down to the last detail.

For enquiries about this Case Study please contact:

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