

strikes.

Property Services Group

Explainer Guide to our Commercial Services



Understanding our specialist Commercial services and how we can help.

At **Strikes Property Services**, we understand that every commercial property challenge is different. This guide has been designed to introduce our specialist services, explaining what each one involves, when it may be appropriate and how our experienced team can support landlords, property managers, legal professionals and businesses in achieving the best possible outcome. Whether you need to recover a debt, regain possession of premises or protect a vacant property, you'll find an overview of the solutions available and the expertise behind them.

Resolving your property disputes



Rapid
response



Always
free advice



Cost
effective



Legal & ethical
approach



150+ years
experience



Guide at
every step

Commercial Rent Arrears Recovery (CRAR)

CRAR is a legal process that allows commercial landlords to recover unpaid rent from tenants without immediately going to court. Strikes can manage the process from calculating qualifying rent arrears and serving the required Notice of Enforcement through to enforcement agent attendance, controlling goods and, where necessary, removal and sale of goods. Our team ensures the process is handled correctly and efficiently.

Forfeiture of Lease

We partner with commercial landlords, property managers and legal professionals to resolve disputes quickly, including serving Section 146 notices and peaceful re-entry procedures. Forfeiture allows you to terminate commercial leases early for breaches like non-payment of rent or unauthorised subletting. This process requires explicit rights in lease agreements and adherence to legal protocols. Our team ensures all legal requirements are met to safeguard your forfeiture claims.

Traveller Evictions

Unauthorised encampments, cases are often deemed civil matters as police powers are limited. We provide landowners with a fast and legal solution for removing travellers and their vehicles from land including, retail parks, industrial sites, building sites, car parks, playing fields, and parks. Our experienced Enforcement Agents manage the process, from serving common law notices to the removal of individuals and vehicles, ensuring minimal disruption. We also help secure the premises.

Squatter Evictions

Our expert team can peaceably remove squatters from commercial properties to alleviate financial loss, property damage, and security concerns. Early instruction ensures swift and efficient service. We pride ourselves on our responsiveness, transparency, and detailed post-eviction reports. Our experienced team often achieves evictions without immediate court intervention, saving time and money. Legal eviction methods include obtaining an Interim Possession Order or pursuing a possession claim through the County Court, with enforcement by our High Court Bailiffs once we have obtained a Writ of Possession.

Commercial Debt Recovery

We provide tailored solutions for the recovery of commercial debt including unpaid invoices, overdue rent payments and unpaid loans., typically on a success-only basis. We often implement dispute resolution methods, such as mediation and arbitration, which can be more efficient and cost-effective – with escalation to legal debt recovery if necessary. Our experts work on all aspects of the legal debt collection process including, Letters Before Action, issuing legal claims through the County Court, obtaining County Court Judgments and enforcing debts.

County Court Judgment (CCJ)

A County Court Judgment can provide a formal route to recovering money when a commercial debtor has failed to pay. Strikes can support clients through the recovery process, including pursuing the appropriate court judgment and advising on the next stage of enforcement. Where the judgment meets the relevant criteria, it may be possible to transfer it to the High Court for enforcement.

Rough Sleeper Removal

Unauthorised rough sleeping on commercial land can create security, safety and property management concerns. Strikes takes a lawful and proportionate approach, beginning with a site assessment and risk assessment before advising on the most appropriate removal route. We can serve the required notices, coordinate enforcement and provide clear records and updates throughout the process, while treating vulnerable individuals with empathy and humanity.

Compulsory Purchase Order Enforcement

When a Compulsory Purchase Order is in place but possession of land or premises cannot be obtained voluntarily, enforcement may be required. Strikes supports acquiring authorities and other clients with notice serving, on-site attendance, risk assessment and the lawful implementation of the possession process. We aim to help minimise delays and disruption so development and investment programmes can continue.

Equine Removal

Unauthorised horses or livestock grazing on commercial or private land can cause damage to fencing and land, create safety concerns and place responsibilities on the landowner. Strikes manages the removal process lawfully, including serving notices, tracing owners, carrying out site and welfare checks and arranging appropriate removal where required. Our approach protects both the landowner and the welfare of the animals.

Commercial Locksmith Services

Our commercial locksmith service can support enforcement and property recovery work where premises need to be accessed, secured or protected following an enforcement action. This can include changing locks and securing commercial premises following forfeiture or other possession-related work. Locksmith attendance can also be arranged as part of wider enforcement instructions where required.

Abandoned Vehicle Removal

Abandoned or unwanted vehicles left on commercial land can create security, access and management problems. Strikes can assist landowners and property managers with the appropriate process for dealing with vehicles that have been left without permission. We can help establish the circumstances, follow the appropriate legal procedure and coordinate removal where required, helping you regain control of your land.

Section 146 Notice

A Section 146 Notice is used by a commercial landlord to formally notify a tenant that they are in breach of the terms of their lease and that the landlord may seek to forfeit the lease if the breach is not remedied. Strikes can assist with the preparation and service of Section 146 Notices, ensuring the correct procedure is followed and providing clear evidence of service. Where appropriate, we can also support the next stage of the process, including peaceful re-entry or further enforcement action.

Termination of Licence Agreement

Where a licence to occupy commercial premises needs to be brought to an end, it is important that the correct procedure is followed. Strikes can assist with serving the appropriate documentation and progressing the matter where an occupier does not leave voluntarily. We provide practical guidance throughout, helping property owners regain control of their premises lawfully and efficiently.

Process Serving

When important legal documents need to be served, accuracy, timing and clear evidence of service are essential. Strikes provides professional process serving services, with experienced agents attending addresses to serve documents and recording the outcome. We can provide detailed reports and supporting evidence, helping solicitors, legal professionals and other clients demonstrate that documents have been served appropriately.

Torts Notice

Where goods or belongings remain at commercial premises following an eviction, forfeiture or other possession action, they cannot simply be treated as abandoned. A Torts Notice provides a formal way of notifying the owner of goods and explaining what they need to do to arrange collection. Strikes can prepare and serve the appropriate notice and document the goods left at the property.

High Court Writs

A High Court Writ of Control allows a claimant to enforce a judgment against a debtor by recovering unpaid monies. If the debt is not paid or a payment plan is not agreed, the writ permits the seizure and sale of the debtor's goods. High Court procedures mirror those of the County Court. Once a County Court Judgment (CCJ) of £600 or more is transferred to the High Court, a High Court Enforcement Officer is authorised to enforce the claim, potentially seizing assets such as vehicles and equipment to cover the debt, interest, court fees, and costs. This method offers more powers and can be quicker and more effective than other enforcement options.



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