



## Gareth Wedge

### Partner

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Gareth is a hugely respected commercial property solicitor and a Partner in Darwin Gray's award-winning Commercial Property team.

Praised as "consistent in providing a professional and friendly service", Gareth is well known for his commercial landlord and tenant work and has a particular interest in healthcare leases. He regularly advises high-profile clients on their lease management requirements, including variations, assignments, surrenders and re-gears.

Gareth also has a wealth of experience in dealing with property aspects of corporate transactions and works closely with his colleagues in the negotiation of business and share sale agreements and related disclosure.

Highly experienced in property law, Gareth has lectured on the topic at a leading South-Wales educational institution.

### Recent work

- Dealing with the property parts of a £2.6 million share sale (relating to a manufacturing business), including lengthy negotiations on property warranties, disclosures and provisions for dilapidations.
- Acting for a Games Retailer in respect of their relocation, expansion and purchase of their Mega Store unit.
- Dealing with a Trade Union's purchase of a long leasehold and newly refurbished office in London.
- Acting for a nationwide law firm on their commercial lease management requirements – including deeds of variation relating to COVID-19 considerations, lease re-gears, renewals and relocations.
- Dealing with various lease renewals and new leases for a residential children's home including advice on linked transactions for the purpose of Land Transaction Tax.
- Handling a conditional contract transaction on behalf of a land owner with complex overage provisions.
- Dealing with a number of transactions relating to medical surgeries across South Wales, including leases with the involvement of NHS Wales Shared Services Partnership, property transfers from retiring partners and acting for lenders on new security or the variation of existing security.
- Acting for an administrator on the sale and letting of various commercial buildings.

### Expertise

- Conditional contracts.
- Healthcare leases, transfers and refinancing.
- Lease management, including re-gears, deeds of variation, assignments and surrenders.
- New leases and lease renewals.
- Option agreements.
- Overage agreements.
- Property aspects of corporate transactions (particularly professional practices and manufacturing companies).
- Property matters relating to companies in administration or liquidation.
- Sales and purchases (freehold and long leasehold).

### Career

#### Experience

- Partner, Darwin Gray - 2019 - present
- Senior Associate, Darwin Gray - 2016 – 2019
- Associate, Darwin Gray – 2012 - 2016
- Solicitor, Darwin Gray – 2006 - 2012
- Trainee Solicitor, Darwin Gray - 2004 - 2006

#### Education

- Ysgol y Creuddyn, North Wales
- Cardiff University and Nantes University, France
- Cardiff Law School