



UK BAILIFFS

Commercial lease forfeiture

Regain possession.
Prepare for what comes next.

COMMERCIAL LEASE FORFEITURE

0330 133 1818

ukbailiffs.co.uk

From instruction to secured premises.

When possession is your objective, careful preparation matters. UK Bailiffs coordinates peaceable re-entry for suitable commercial premises, bringing the attendance and handover together.

AGENT / LOCKSMITH / NOTICES / HANDOVER

One coordinated attendance, planned around the premises, access arrangements and accepted instruction.

HOW YOUR INSTRUCTION PROGRESSES

01 Provide the lease and evidence

Send the lease, relevant breach information and communications so the proposed instruction can be reviewed.

02 Plan the attendance

We coordinate the agent, locksmith, access details and your handover requirements once the matter is accepted.

03 Re-enter and record

Where the operation can proceed peaceably, the team records the premises and carries out the agreed lock changes and notices.

04 Hand back control

Keys and attendance records are handled as agreed, with any additional securing or follow-on work identified.



SERVICE & SUPPORT

Possession recovered. The details handled.

A well-managed attendance should leave you with a clear record and practical control of the premises.

Evidence & handover

Premises condition, goods present, meter readings and notices can be recorded as part of the agreed attendance. Confirm where keys should be delivered and who will take responsibility for the property.

Section 146 support

For relevant non-rent breaches, notice support can be coordinated with your legal adviser. Share the breach evidence and any existing notice or advice before an attendance is planned.

PLAN THE NEXT STEP

Next-day attendance may be available for complete, suitable instructions received before 3pm, subject to acceptance, availability and operational arrangements. Confirm the proposed timing with us.



Discuss your commercial possession instruction.

Speak to our team about the facts, your priorities and the support you need. We will identify the information required to assess your instruction.

WHAT TO PROVIDE

Lease, variations and evidence of breach.
Current rent account where relevant.
Recent demands, payments and communications.
Occupation, access and locksmith requirements.

A valid right to forfeit must exist. Disputes, insolvency, residential use or uncertainty require specialist legal advice before action proceeds.

0330 133 1818

help@ukbailiffs.org

View the service and instruct online

www.ukbailiffs.co.uk

Every instruction is reviewed before acceptance. Availability, scope, cost and timing are agreed for the circumstances. Supporting services are arranged where appropriate. This is a service overview, not legal advice.

UK Bailiff Services Ltd trading as UK Bailiffs.
