



Caroline Entwistle

Consultant Solicitor

Jurisdiction: England & Wales

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Overview

Caroline is a commercial property lawyer with experience in dealing with a broad range of property matters and with a distinct specialism in advising the hospitality trade and charities. She has particular expertise in dealing with acquisitions and disposals of leisure-related property and businesses, and dealing with property transactions for national and regional charities.

Much of Caroline's recent experience has focused on the sale and acquisition of hotels in the South West region along with numerous restaurants and bars. She also has extensive experience of working with regional charities advising them in relation to proposed property work and charity regulations.

Expertise

- Disposal or acquisition of businesses and the transfer of assets
- Licensing issues
- Advising charities on charity regulations relating to property assets and specifically in connection with property transactions affecting or relating to them
- Acting for pension funds SIPP and SASS and property-related matters including leaseback and ongoing property management work
- Advising commercial landlords and tenants on all aspects of leases, including new leases, renewals, lease terminations and restructuring
- Buying and selling freehold and leasehold property for corporate entities, charities and individuals
- Acting for banks in secured lending matters for both L&H deals and other commercial property transactions
- Landlord and Tenant work including drafting and reviewing leasehold documents, rent deposits, and licences for alterations

Cases

- Acted for a national hotel chain in acquiring a number of hotels across the country, including freehold and

leasehold acquisitions , and negotiating options to purchase, and dealing with personal guarantees and bonds

- Acted for a national hotel chain in expanding its hotel and wedding venue offering, including licensing advice and rights of pre-emption
- Acted for a number of sellers in selling boutique hotels and high-value guest houses in the South West region over a period of years
- Acted for an investment landlord with a portfolio of public houses including dealing with all lease and licence-related matters and giving advice in connection with the premises licence benefiting each property
- Acted for a regional brewery revising operating agreements for its tenanted public houses
- Advised an animal welfare charity regarding its property portfolio
- Acted for a national environmental charity in acquiring significant additional property for charity purposes and reporting to the trustees
- Acted for a range of tenants for leasehold transactions including retailers, manufacturers and business tenants and providing advice on leases, rent deposit deeds and licences to alter
- Acted for a number of coffee chain companies, restaurants and cocktail bars in acquiring various leasehold properties, including advice in relation to licensing issues

Recognition

Association of Women Solicitors

Women in Property South West

Career

- 2018** **Keystone Law** | *Consultant Solicitor*
- 2007-2018** **Royds Withy King** | *Associate then Senior Associate*
- 2007** **Qualified as a Solicitor**