

Leading National Licensed Property Agent Guy Simmonds has been successfully selling freehold and leasehold quality lifestyle licensed businesses for over the past 35 years throughout the whole of England and Wales. We have an excellent reputation in the licensed trade and offer a highly professional and personal service. We are a family run business, and are proud of our hard earned reputation and longevity. Also, the fact that we are a debt-free company gives vendors and purchasers the confidence to use our services time after time, receiving honest and professional advice. We also have our own freehold training academy to train newcomers to the licensed trade and own several of our own Freehouses all leased out on favourable free-of-tie lease terms.

Guy Simmonds' Policy on Taking Fully Refundable Deposits

When a sale has been agreed we will require 'proof of finance' from the buyer including details of any loan etc. Our policy (successfully formulated over the past 35 years) is for the buyer to lodge a preliminary and **totally refundable deposit** with Guy Simmonds as an act of good faith, commitment plus ability and desire to proceed. When both vendor and purchaser are ready, we will then formally instruct solicitors to proceed with the transaction (full written details will be given). Our website will then be endorsed to illustrate that a deposit has been taken and solicitors instructed on each specific business. Speed on exchange of contracts is therefore in the interests of all parties and we will use our best endeavours to move the transaction forward to a speedy exchange of contracts and successful completion.

Please be assured that in the unlikely event of the sale not proceeding to exchange of contracts **for any reason whatsoever then we will immediately refund the deposit on request.**

On the advice of good commercial solicitors, **it is not our policy to take non-refundable / lock-out deposits.** We are advised that this is not good business practice and we do not want to damage our hard-earned reputation that has been built up over the past 35 years. Sales do occasionally 'fall-through' due to any number of reasons and it is unfair that the purchaser should be financially penalised by losing their deposit, especially if it is not the purchasers fault - likewise the agent acting for the sale should not be rewarded financially if a sale does not proceed due to the purchaser not being able to proceed. No solicitor would ever recommend paying a non-refundable/lock-out deposit. To quote the international Law firm Seddons, 'such agreements must be entered into with some trepidation as the buyer must remember they are being 'locked' into an agreement and face losing their non-refundable deposit if they cannot or do not wish to proceed with the purchase'.