

Victoria O'Hara
Senior Associate



Areas of Law: Real Estate

Contact Number: DD +44 (0)28 90 348 837

Email: victoria.ohara@carson-mcdowell.com

Background

Victoria joined Carson McDowell from Tughans in September 2010 and works as a Senior Associate with over ten years experience, within the Real Estate Department. She has substantial experience in portfolio management and the negotiation of commercial leases advising many significant landlords and tenants. She is well versed in advising on landlord & tenant issues under the Business Tenancies (Northern Ireland) Order 1996. Her experience also includes acting in the sale and acquisition of commercial property. She is accomplished in the negotiation of all tenancy documentation and advising on various title issues, providing advice in respect of business tenancies, and dilapidations.

Her experience includes the following:-

- Victoria has a wealth of experience in acting on behalf of a number of landlords in the management of numerous shopping centres, retail and business parks throughout Northern Ireland. This work includes the negotiation of development and lease agreements in respect of major extension works and all leases, renewals, surrenders, assignments, licence agreements and occupational licences.
- Victoria currently acts for a number of significant UK retailers including; Arcadia, B&M Retail, Blue inc., Fashion Box (Replay), Greggs plc, Smiggle, Tiger Stores, Insomnia Coffee Company, Jack Wills, JD Sports, Olive Properties, Trespass, Topps Tiles and Yours Clothing. This includes the negotiation of commercial leases along with agreements for lease, renewals, surrenders, licences for alterations and occupational licences, together with the service of break notices, completion of Stamp Duty Land Tax forms, and all general advice in relation to the Business Tenancies (Northern Ireland) Order 1996.

- Victoria currently acts for a number of Landlords in the ongoing management of various shopping centres including, Richmond Centre, Londonderry, the Park Centre, Belfast, Castle Mall, Antrim and Clandeboye Retail Park Bangor.
- Victoria is the key associate for the asset management of the Royal Mail's property portfolio in Northern Ireland. This includes, disposal and acquisition of property, providing advice in respect of title issues, boundary disputes, lease obligations and business tenancies advice together with the negotiation of all leases, lease renewal, surrenders, assignments and temporary licence agreements often of an urgent nature, and the service of break notices and providing advice in respect of complex issues in respect of Stamp Duty Land Tax.
- Acting on behalf of a number of developers in site acquisition and assembly including Blue Horizon developments.
- Victoria also acts for charities such as Cancer Research UK and Christian Aid in negotiation of leases and general property queries.