

# HERBPRIME CO LTD



## CASE STUDY



Herbprime Co., Ltd.

# INTRODUCTION



Herbprime Co., Ltd.

Herbprime are a top UK and EU Chinese herbal medicine supplier, whose products include granules, acupuncture needles and accessories.

Herbprime commenced its business in 2006 as sole distributor of Sun Ten Pharmaceuticals from Taiwan and has continued to grow successfully.

All products in their range are meticulously selected and they continually develop their product range to match market requirements and offer cutting edge innovations. Since 2010, Herbprime products are accepted and used in clinical trials carried out by the NHS in the UK.

As well as supplying a vast range of top quality products, Herbprime pride themselves in offering unparalleled help and support to their customers by providing further training, CDP courses and access to extensive resources, to enable self-learning and improvement in the unique field that is Chinese medicine.

## Commerical Unit

Herbprime agreed the purchase of their new premises directly with the Estate Agents, a joint sale between WHR Property Consultants LLP and Berkeley Brown. The purchase was part of an expansion plan which included a relocation from Salford. The Sales Memorandum was then sent to all parties; Herbprime, their Solicitor at Jackson Barrett & Gass and finally, the vendor's Solicitor.

The legal documentation was forwarded to Jackson Barrett & Gass to check and approve. The purchase was made slightly more complicated with the current parking spaces being covered by a separate Lease, and a specialist Chinese mortgage lender being used who required separate representation.



### Jackson Barrett & Gass performed their usual duties, including but not limited to:

- Checking the Freehold & Leasehold titles
- Submitting searches requested by the client and mortgage lender
- Checking the Commercial Property Standard Enquiries (CPSEs)
- Raising further enquiries on all of the above
- Preparing a formal report with references to specific clauses and enquiries
- Reporting to the Mortgage Lender's legal representation
- Arranging document signing by the Directors, one of whom is based in Taiwan.
- Subsequently approving a separate Lease of Land at the rear to a neighbour

# SUMMARY



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**David Yen, Director, said** “Jackson Barrett & Gass took the stress out of the buying process. They liaised with all parties throughout & were proactive in helping us secure the building which is key to our expansion.

They also helped us with Leasing of the land at the rear which secured extra revenue for the business.”

**Luke Hewitt, Solicitor, said** “We are proud to have assisted a rapidly growing company like Herbprime.

We appreciate the need to keep parties informed throughout the process, particularly this purchase with the involvement of an additional Estate Agent and Solicitor.”



You can find out more about Herbprime at [www.herbprime.com](http://www.herbprime.com)

To arrange a discussion about any property matter, please get in touch on 01625 523988 or [mail@jbgass.com](mailto:mail@jbgass.com)

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