

## **Nida Khan**

### **Senior Associate**

### **Property Litigation**



Nida is a Senior Associate within the Property & Trusts Litigation team. Nida advises on all aspects of commercial and residential property disputes and acts for a wide range of clients, from private clients to high profile PLCs, in relation to contentious commercial and residential property matters.

Her main areas of work include all aspects of lease renewals, advising on exercising break options, dilapidations, applications for consent to assign/alter/underlet, arrears recovery, forfeiture, trespass, rights of first refusal and enfranchisement rights. She has experience in planning disputes, including those involving applications for Judicial Review, and also has experience of defective premises matters, including dealing with cladding claims. Nida also deals with contractual and development disputes, and those involving rights to light issues.

Nida is known for keeping in mind the bigger picture to achieve resolutions for her clients' issues and, over the course of the Covid-19 pandemic, has developed a reputation for a flair in devising and executing creative exit strategies for commercial clients locked into long term leases or contracts. In particular, this has involved acting for a number of companies seeking to negotiate exits from onerous licences from shared office space providers. Nida also works closely with the Property team, providing strategic advice to avoid litigation where appropriate.

Nida is a Property Litigation Association Committee Member, having been on the Education and Training Committee since 2021. She is also on the Property Litigation Association's Website and Marketing Committee.

## **Experience**

- Advising landlords and tenants on the requirement for vacant possession to allow development to proceed, including opposed lease renewals under the Landlord and Tenant Act 1954.
- Acting for landlords and tenants in relation to consent to assign leases in circumstances where the landlord is unreasonably withholding consent.
- Acting for landlords and tenants on tenants' rights of first refusal, advising on requirements and serving section 5 notices.
- Advising on and implementing strategies on behalf of landlords to remove squatters from commercial premises.

## **Expertise**

- [Property Litigation: Overview](#)
- [Landlord and Tenant Disputes](#)
- Breaches of Covenant
- [Business Lease Renewals under the 1954 Act](#)
- [Dilapidations](#)

- [Landlord/Developer Defect and Disrepair Claims](#)
- [Forfeiture and Applications for Relief](#)
- [Trespass, Nuisance and Damages Claims](#)
- [Rent and Service Charge Recovery](#)
- Insolvency of Landlords and Tenants
- [Local Authority Disputes](#)

## Credentials

- Recommended in The Legal 500 UK 2024
- Member of the Law Society
- Member of the Property Litigation Association

## Contact

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