



Gareth Wedge
Partner

029 2082 9108

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Gareth is a hugely respected commercial property solicitor and a Partner in Darwin Gray's award-winning Commercial Property team.

Praised as "consistent in providing a professional and friendly service", Gareth is well known for his commercial landlord and tenant work and has a particular interest in healthcare leases. He regularly advises high-profile clients on their lease management requirements, including variations, assignments, surrenders and re-gears.

Gareth also has a wealth of experience in dealing with property aspects of corporate transactions and works closely with his colleagues in the negotiation of business and share sale agreements and related disclosure.

Highly experienced in property law, Gareth has lectured on the topic at a leading South-Wales educational institution.

Recent work

- Dealing with the property parts of a £2.6 million share sale (relating to a manufacturing business), including lengthy negotiations on property warranties, disclosures and provisions of dilapidations.
- Acting for a Games Retailer in respect of their relocation, expansion and purchase of their Mega Store unit.
- Dealing with a Trade Union's purchase of a long leasehold and newly refurbished office in London.
- Acting for a nationwide law firm on their commercial lease management requirements – including deeds of variation relating to COVID-19 considerations, lease re-gears, renewals and relocations.
- Dealing with various lease renewals and new leases for a residential children's home including advice on linked transactions for the purpose of Land Transaction Tax.
- Handling a conditional contract transaction on behalf of a land owner with complex overage provisions.
- Dealing with a number of transactions relating to medical surgeries across South Wales, including leases with the involvement of NHS Wales Shared Services Partnership, property transfers from retiring partners and acting for lenders on new security or the variation of existing security.
- Acting for an administrator on the sale and letting of various commercial buildings.

Expertise

- Conditional contracts.
- Healthcare leases, transfers and refinancing.
- Lease management, including re-gears, deeds of variation, assignments and surrenders.
- New leases and lease renewals.
- Option agreements.
- Overage agreements.
- Property aspects of corporate transactions (particularly professional practices and manufacturing companies).
- Property matters relating to companies in administration or liquidation.
- Sales and purchases (freehold and long leasehold)

Career

Experience

- Partner 2019 - present
- Senior Associate, 2016 - 2019
- Associate, Darwin Gray - 2012 - 2016
- Solicitor, Darwin Gray - 2006 - 2012

- Trainee Solicitor, Eversheds – 2004 - 2006

Education

- Ysgol Y Creuddyn, North Wales
- Cardiff University and Nantes University, France
- Cardiff Law School



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Mae Gareth yn gyfreithiwr eiddo masnachol uchel ei barch ac yn Bartner yn nhîm Eiddo Masnachol arobryn Darwin Gray.

Yn cael ei ganmol fel "cyson o ran darparu gwasanaeth proffesiynol a chyfeillgar", mae Gareth yn adnabyddus am ei waith landlord a thenant masnachol ac mae ganddo ddiddordeb arbennig mewn prydles i gofal iechyd. Mae'n cynghori cleientiaid proffil uchel yn rheolaidd ar eu gofynion rheoli les, gan gynnwys amrywiadau, aseiniadau, ildio ac ail-gerau.

Mae gan Gareth hefyd gyfoeth o brofiad o ymdrin ag agweddau eiddo ar drafodion corfforaethol ac mae'n gweithio'n agos gyda'i gydweithwyr wrth drafod cytundebau gwerthu busnes a chyfranddaliadau a datgeliadau cysylltiedig.

Yn brofiadol iawn ym maes cyfraith eiddo, mae Gareth wedi darlithio ar y pwnc mewn sefydliad addysgol blaenllaw yn Ne Cymru.

Prosiectau diweddar

- Delio â'r rhannau eiddo o werthiant cyfranddaliadau gwerth £2.6 miliwn (yn ymwneud â busnes gweithgynhyrchu), gan gynnwys trafodaethau hir ar warantau eiddo, datgeliadau a darpariaethau ar gyfer dadfeiliadau.
- Gweithredu ar ran Manwerthwr Gemau o ran eu hadleoli, ehangu a phrynu eu huned Mega Store.
- Delio â phryniant Undeb Llafur o swyddfa lesddaliad hir a swyddfa sydd newydd ei hadnewyddu yn Llundain.
- Gweithredu ar ran cwmni cyfreithiol ledled y wlad ar eu gofynion rheoli prydles masnachol – gan gynnwys gweithredoedd amrywio sy'n ymwneud ag ystyriaethau COVID-19, ailosod gerau les, adnewyddu ac adleoli.
- Delio ag adnewyddiadau prydles amrywiol a phrydles newydd ar gyfer cartref preswyl i blant gan gynnwys cyngor ar drafodion cysylltiedig at ddiben Treth Trafodiadau Tir.
- Trin trafodiad contract amodol ar ran perchennog tir sydd â darpariaethau gorswm cymhleth.
- Delio â nifer o drafodion sy'n ymwneud â meddygfeydd ar draws De Cymru, gan gynnwys prydles sy'n ymwneud â Phartneriaeth Cydwasanaethau GIG Cymru, trosglwyddo eiddo oddi wrth bartneriaid sy'n ymddeol a gweithredu ar ran benthycwyr ar warant newydd neu amrywio'r sicrwydd presennol.
- Gweithredu ar ran gweinyddwr ar werthu a gosod adeiladau masnachol amrywiol.

Arbenigedd

- Contractau amodol.
- Prydles i gofal iechyd, trosglwyddiadau ac ail-ariannu.
- Rheoli prydles, gan gynnwys ail-geri, gweithredoedd amrywio, aseiniadau ac ildio.
- Prydles newydd ac adnewyddu prydles.
- Cytundebau opsiwn.
- Cytundebau gorswm.
- Agweddau eiddo ar drafodion corfforaethol (yn enwedig arferion proffesiynol a chwmnïau gweithgynhyrchu).
- Materion eiddo sy'n ymwneud â chwmnïau sy'n gweinyddu neu'n ymddatod.
- Gwerthiannau a phryniannau (rhydd-ddaliad a phrydles hir).

Gyrfa

Profiad

- Partner, Darwin Gray, 2019 – heddiw
- Uwch Gydymaith, Darwin Gray, 2016 – 2019
- Cydymaith, Darwin Gray - 2012 – 2016
- Cyfreithiwr, Darwin Gray - 2006 – 2012

- Cyfreithiwr dan Hyfforddiant, Darwib Gray, 2004 - 2006

Addysg

- Ysgol y Creuddyn, Gogledd Cymru
- Prifysgol Caerdydd a Phrifysgol Nantes, Ffrainc
- Ysgol y Gyfraith Caerdydd