RE:match

FREE TOOL · ENGLAND & WALES

COMMERCIAL LEASE END TIMELINE CALCULATOR

Never miss a lease deadline.

Enter your lease end date. Get a dated plan of every notice, deadline and decision, and add it straight to your calendar.

What your timeline covers

18 months	Decide: stay, renegotiate or move
12 months	1954 Act notice window opens (s25 / s26)
9 months	Benchmark rents, compare alternatives
6 months	Last point to serve a notice for the expiry date
3 months	Agree terms or lock in your move
1 month	Reinstatement, meters, handback plan
Lease end	Hand back the keys
+56 days	Landlord's dilapidations schedule expected

Plus your break clause deadlines, if your lease has one.

Why the dates matter

Break clauses are strict
Serve late, or miss a condition, and the break can fail, leaving you liable for the rest of the term.

Renewal notices have fixed windows
Under the 1954 Act, s25 and s26 notices must fall 6 to 12 months before the date they name. Timing shapes your negotiation.

Moving takes longer than you think
Finding, negotiating, fitting out and moving into new premises takes months. Starting at 18 months keeps every option open.

Get your dated plan in seconds

1. Enter your lease end date
2. Say whether you plan to stay or move, and if your lease has a break clause
3. Get your timeline and add it to your calendar

Free · No sign-up · Your dates stay on your device

rematch.co.uk/tools/lease-end-timeline

Scan or click to start

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General guidance for leases in England and Wales, not legal advice. Dates are calculated from your inputs. Check your lease and take advice from a surveyor or solicitor before serving or relying on any notice.