

Zahra Tierney

Year of Call: 2022
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Overview

Zahra Tierney is a specialist Property and Commercial law barrister. She has a particular interest in landlord and tenant law, with experience spanning both the residential and commercial sectors.

Her work includes advising and representing clients in matters involving possession proceedings, commercial lease forfeiture, service charge disputes, and housing disrepair claims. She also advises on boundary and land disputes, including issues concerning rights of way, trespass, easements and adverse possession.

Regularly representing both landlords and tenants in the Courts and the Tribunals, Zahra is rapidly building a loyal client following and a busy, successful, practice. She is recognised for her thorough preparation, practical advice, and persuasive advocacy.

Before coming to the Bar, Zahra worked as a paralegal at two London litigation firms where she gained broad experience across "civil", commercial and property litigation at all levels. She managed cases independently, regularly drafting pleadings, preparing bundles and witness statements, and reviewing expert reports and disclosure. Zahra's caseload included housing matters, breach of contract claims, debt recovery, and interim applications. She also assisted in a multi-track fatal personal injury claim and other complex, high-value disputes.

Zahra holds a First-Class Honours degree and is known for her clear written advocacy and strong analytical skills. Her aptitude for public speaking and persuasion was evident from a young age; she advocated in Parliament as a teenager in support of the Arbitration and Mediation Services (Equality) Bill and has made legal submissions in a child-custody case review. She has received several scholarships and awards in recognition of her academic and advocacy achievements.

Outside of practice, Zahra enjoys henna art, painting, and illustration, and brings her creative eye and attention to detail to her legal work.

Academic qualifications

- Bar Vocational Studies, City, University of London (Merit)
- LLB, City, University of London (First-class)

Scholarships

- Article 26 Scholarship, City, University of London
- Academic Attainment Scholarship, City, University of London
- Inderpal Rahal Memorial Trust, 2023 Award

Professional bodies

- Lincoln's Inn

Expertise

Commercial

Zahra advises and appears in a range of commercial disputes, including contractual and business disputes, debt recovery, interim applications, winding-up petitions and insolvency-related proceedings.

Her experience includes disputes concerning the formation and interpretation of contracts, misrepresentation, the supply of goods and services, and claims arising from hire purchase agreements. She has also dealt with matters involving commercial leases and franchise arrangements, including claims for damages following the alleged forfeiture of business premises.

Zahra's court work includes applications for strike-out and summary judgment, contested hearings and trials, and disputes concerning costs and interest. Her experience also extends to proceedings involving companies in liquidation and the recovery of debts.

Recent and ongoing work

- Instructed in proceedings involving a company in liquidation concerning the recovery of a debt and the associated costs and interest.
- Advising on the merits of claims arising from the alleged unlawful forfeiture of a commercial pub lease and eviction from associated residential premises, involving questions of contractual rights, licensing obligations and the parties' conduct.
- Instructed on behalf of a commercial services provider in a contractual debt recovery claim, including claims for outstanding fees, contractual interest and recovery costs.
- Instructed to represent a Trustee in a contractual dispute concerning the automatic renewal of an advertising agreement, raising issues of misrepresentation and contract formation.
- Instructed to draft particulars of claim in a commercial dispute arising from a vehicle supplied under a hire purchase agreement, involving allegations of a defect, expert evidence and associated financial losses.
- Involved in a contractual dispute concerning an online retail platform, including an application to strike out the claim or, alternatively, for summary judgment.

Zahra is recognised for providing practical advice and her previous litigation experience gives her a strong grounding in the strategic, procedural and evidential demands of commercial litigation.