

**HEADS OF TERMS – LEASE RENEWAL  
Alice Park Tea Chalet, Alice Park, Bath**

**PARTIES**

**Lessor:** Bath and North East Somerset Council  
Property and Legal Services, Northgate House  
Upper Borough Walls, Bath, BA1 1RG

Tel: 01225 477 105  
Fax: 01225 477108/9  
Ref:

**Lessee:** Tony Hickman

Tel:

Ref:

**DEMISE**

The land and premises known as Alice Park Tea Chalet, Alice Park, Gloucester Road, Bath. Including the rear storage area previously demised under a Tenancy at Will.

**LEASE**

A new fully repairing lease will be granted for a term of 6 years.

The lease will be contracted outside of the Landlord and tenant Act 1954, Part II.

**RENT**

The initial rent payable, exclusive of VAT, rates and other outgoings to be £950 per annum. The rent will be payable quarterly in advance. The rent will be reviewed in line with the Retail Price Index annually.

**RENT FREE PERIOD**

N/A

**RENT DEPOSIT**

N/A.

**VAT**

The premises is not VAT elected

## GUARANTOR

N/A

## ALIENATION

Subject to the Lessor's prior written consent, not to be unreasonably withheld, the Lessee will still have the following alienation rights:

- i) Assign the entire, subject to the Lessee having first entered into and authorised Guarantee Agreement in the form the Lessor may reasonable require.
- ii) The Lessee will have the right to sublet the whole of the demised premises
- iii) All sublettings will be excluded form the security of tenure and compensation provisions of Subsections 24-28 of the Landlord and tenant Act 1954.

## SERVICE CHARGE

N/A.

## INSURANCE

The landlord will insure the premises and recharge the cost of the premium to the tenant.

## RATES

The rates will become payable from the date of occupation/possession or on completion of legal formalities, whichever is the earlier. The Lessee is to make their own enquires regarding Business Rates.

## USER

For the provision of catering and refreshment services (cafeteria)

## REPAIRS

The tenant will be responsible for repairing the demised premises.