

subject to contract & without prejudice

HEADS OF TERMS [pages 1 – 3]

Date: 20.03.2025 – a

1. *Where a party is unrepresented, they are recommended to obtain the appropriate independent legal and professional advice/representation.*
2. *No binding agreement/contract or obligation is intended to be or is created by these heads of terms and any subsequent variation/amendment.*
3. *These heads of terms and any subsequent variation or amendment are confidential to the parties and their professional advisers or representatives.*

Transaction – New Lease

For discussion purposes and for negotiation of terms for

1. *Grant of a new lease to expire on 23.06.2028.*
2. *Application for a Community Asset Transfer.*

Parties/Property Details/Representatives

Subject to Contract

- | | | |
|---|---|---|
| 1 | LANDLORD: | Bath and North East Somerset Council
The Guildhall
High street
Bath
BA1 5AW |
| 2 | TENANT: | Percy Community Centre
[Co.No. 06769345]
Percy Community Centre
New King Street
Bath
BA1 2BN |
| 3 | PROPERTY &
DEMISED PREMISES: | All the land and premises situated at

Percy Community Centre
New King Street
Bath
BA1 2BN

<i>The demise area to be identified on a plan attached to lease.
[indicative plan to be attached].</i> |
| 4 | ADDITIONAL RIGHTS | Such additional rights as contained in the existing lease. |
| 5 | TENURE: | Leasehold direct from Freeholder. |
| 6 | 1954 ACT | The lease is to be <u>within</u> the security of tenure provisions of |

		the Landlord & Tenant Act 1954 [as amended].
7	LEASE TERM:	To expire on 23.06.2028 [Three years].
7A	COMMENCEMENT DATE:	Date of lease [anticipated prior to 31.05.2025]
7b	RENT COMMENCEMENT DATE:	Date of lease.
8	BREAK OPTION:	Landlord – None Tenant – None.
9	INITIAL RENT:	£200.00 per annum payable annually in advance. The rent is exclusive of VAT and other outgoings.
9A	INTERIM RENT:	i. Currently not applicable..
10	INCENTIVES/ CONTRIBUTIONS	1. None.
11	INDEXATION/ RENT REVIEW:	N/a
12	REPAIRING OBLIGATIONS	i. As per existing lease.
13	ALIENATION:	i. As per existing lease.
14	ALTERATIONS:	i. As per existing lease.
15	USER:	i. As per existing lease.
16	SIGNAGE:	i. Not applicable/ As per existing lease.
17	ESTATE SERVICE CHARGE:	Not applicable
18	BUILDING INSURANCE:	i. As per existing lease. ii. The Tenant is to be responsible for insuring its own activities and equipment.
19	UTILITIES:	The Tenant to pay direct to the supplier any utility charges for the supply and consumption of utilities [if any] used at or serving the premises for its occupation.
20	PLANNING:	i. As per existing lease.
21	RATABLE VALUE:	Believed to be £27,500.
22	BUSINESS RATES:	The Tenant is to pay any business rates and occupational taxes payable in respect of the premises.
23	VAT:	The property has not been elected for VAT.
24	STAMP DUTY:	Payable by tenant [if any].
25	REPORTS:	No technical or other reports currently identified.

25A	EPC	EPC Rating – D [87]. Expiry 07.06.2033.
26	IDENTIFIED/AGREED BUILDING WORKS:	<p>A. None disclosed for Landlord.</p> <p>B. None disclosed for Tenant.</p>
27	OTHER TERMS	<p>i. As per the terms of the existing lease subject to any minor drafting amendments for syntax and interpretation sense and which do not impose an additional obligation upon the Landlord or Tenant.</p>
28	LANDLORD COVENANTS	<p>i. Quiet Enjoyment – as per existing lease.</p> <p>ii. Repairs – as per existing lease.</p>
<i>Subject to</i>		
29	CONDITIONS:	<p>i. Subject to Contract/Lease.</p> <p>ii. Subject to Cabinet/Senior Officer approval</p> <p>iii. Subject to any Survey, Valuation and Technical Reports.</p> <p>iv. Early completion of the lease [prior to 31.05.2025]</p>
30	COMMUNITY ASSET TRANSFER	<p>i. The Tenant is to be given the opportunity to make a formal application for a CAT transfer.</p> <p>ii. The application and business case is to be made by 01.06.2026.</p> <p>Alternatively the Tenant is to provide by 01.06.2026</p> <p>a) A business case for the continuation of the concessionary rent of £200 pax beyond 23.06.2028.</p>
30	LEGAL AND PROFESSIONAL COSTS:	Each party will bear their own legal and professional costs.