

Heads of Terms – Seymour Pavilion and Playing Fields Ingatestone

Date	
Property Address	Seymour Pavilion and playing field New Road Ingatestone, Essex CM4
Demise	Seymour Pavilion building and land as shown edged yellow on the plan attached.
Building Demise	The whole of the interior and exterior of the building including the Roof tiles and fixings, windows, window frames, doors and door furniture, door frames, internal walls, toilets, shower facilities, kitchen, electric and plumbing services and the roof structure.
Tenant	Ingatestone and Fryerning Parish Council
Lease Term	25 years to be within the Landlord and Tenant Act 1954
Rent	£300 per annum exclusive with 5 yearly rent reviews on a Consumer Price Index basis or equivalent if this ceases to exist.
Repairs and Maintenance	All maintenance and repair of the Property to be the responsibility of the tenant.
Cleaning	The tenant to be responsible for the cleaning of the Property
Utilities	Ingoing Tenant to pay for utilities supplied to the Property
Buildings Insurance	Landlord to pay cost of annual buildings insurance and reclaim the cost from Tenant.
IT Telephones and Communications Lines (where applicable)	Ingoing Tenant to provide and maintain their own IT and telephone equipment if applicable

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Refuse	Ingoing Tenant to arrange their own waste Disposal.
Business Rates	To be paid by in-going tenant as separate Business Rates Assessment.
Timing	Details to be confirmed
Legal Costs	Each party to bear their own legal costs
Brentwood Borough Council Contact Details	Brentwood Borough Council Town Hall Ingrave Road CM15 8AY FAO Russell Clinker
Ingatestone and Fryerning Parish Council Contact Details	Suite 1, 4 , The Limes, Ingatestone , Essex, CM4 0BE 01277 353315
Landlord's Solicitors	Legal Department Brentwood Borough Council Town Hall Brentwood Essex CM15 8AY
Ingatestone and Fryerning Parish Council Solicitors	Wendy Martin Associate Commercial Property Holmes & Hills LLP Bocking End Braintree Essex CM7 9AJ Tel: 01376 320456
Conditions	<ol style="list-style-type: none"> 1. Subject to an Agreement for Lease being put in place with completion of the lease being conditional on the grant from the Football Association being made available. The lease will be agreed before the agreement is exchanged and the form of lease will be annexed to the agreement. 2. Subject to the Parish Council's approval of the final documentation. 3. Subject to contract.

Title



SCALE 1:750

Date 10th September 2008

AB Land

