

NORTH NORTHAMPTONSHIRE COUNCIL
HEADS OF TERMS
for
New Lease

(Without Prejudice, Subject to Contract and Subject to Head of Service Approval)

PREMISES	Poolside Cafe, Corby East Midlands International Pool Parklands Gateway George Street Corby, Northants. NN17 1QB
LANDLORD	North Northamptonshire Council Sheerness House 41 Meadow Road Kettering NN16 8TL For the Attention of Roger Jones Tel: 07795 612 703 Email: roger.jones@northnorthants.gov.uk
LANDLORD'S SOLICITOR	District Law Municipal Buildings Bowling Green Road Kettering Northamptonshire NN15 7QX For the Attention of Roger Jones Tel: 07795 612 703 Email: roger.jones@northnorthants.gov.uk
TENANT	Name Steve Alder Address 62 Lynton Grove Corby Postcode NN188BP For the attention of (proprietor) Tel: 07838356015 Email: steve.allder@gmail.com
TENANT'S SOLICITOR	Name TBC Address TBC Postcode TBC
TERM	3 years commencing on 1 st December 2023, contracted out of the Landlord & Tenant Act 1954
RENTAL	£6000 per annum

Payable £500 PCM **monthly** in advance
Exclusive of VAT

RENT DEPOSIT	N/A
RENT REVIEW	Every 12 months or by 3 months written notice.
REPAIR & MAINTENANCE	Tenant accepts responsibility of all repairs and maintenance except for structural repairs to the building.
INSURANCE	Landlord insures the Premises, Tenant reimburses by way of insurance rent. Contents to be insured by the Tenant
UTILITIES	Landlords responsibility
PERMITTED USE	As a Sit down and Takeaway café offering a range of food and beverages served from the kitchen
ASSIGNMENT	Whole only subject to Landlord's prior consent (not to be unreasonably withheld or delayed) but not within the initial 18 months of the term (to be a fixed date) WHAT DOES THIS MEAN?
SUBLETTING	Not permitted.
ALTERATIONS	Internal non-structural permitted subject to Landlord's prior consent (not to be unreasonably withheld or delayed). All other alterations/additions prohibited
LEGAL FEE	£600 contribution toward legal costs payable prior to instructing the Council's legal team.
SURVEYOR FEE	N/A
OTHER	A notice period of 3 months is required dated and written to the named Principal Leisure Officer for North Northants Leisure to end this agreement.

SIGNED: _____
For and on behalf of North Northamptonshire Council

DATED: _____

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