

Mere Cottage

Mereside, Ellesmere, Shropshire SY12 0PA



Accommodation Specification

- Single storey accommodation with loft above.
- Three separate reception room/offices
- Kitchen and WC
- Parking spaces
- Prominent location

Proposed Main Heads of Terms

- **Agreement :** Five Years. The renewal provisions of the Landlord and Tenant Act (1954) will be excluded from the lease.
- **Area :** 45 Sq.m (450 sq ft) or thereabouts.
- **Rent :** Offers in the region of £5,000.00 pa or as per the successful offer, see the application form. Rent, exclusive of business rates will be payable monthly in advance by Direct Debit.
- **Deposit :** Equal to 3 times the monthly rent.
- **Use :** Within Section E of the Use Classes Order (2020). One which will complement the wider visitor offer of the Mere and surrounding parkland.
- **Repairs :** Tenant will be responsible for internal repairs and decoration, all door and window fittings and the glass therein and Landlord's fixtures and fittings. Tenant will be responsible for the maintenance of external areas assigned to the property. Landlord will be responsible for external repairs.

ASSETS & ESTATES

01743 281082

- **Insurance**

Tenant responsible for contents insurance and for third party liability insurance of up to £5 million. Landlord will insure the buildings and will recharge the annual premium to the tenant.
- **Business Rates:**

You should obtain a specific quote from the business rates team.
- **Utilities / other outgoings :**

Tenant will be responsible for the payment of other outgoings including utilities and a charge for the disposal of sewage.
- **Other terms**

As per the Council's standard lease including a restriction preventing the tenant from carrying out any alteration which would adversely effect the EPC rating for the property.
- **Costs**

The tenant will pay the Council's reasonable legal costs.
- **RICS code for leasing**

We advise the Tenant that the Code For Leasing Business Premises and supplementary guide is available at rics.org and we recommend they obtain professional advice on the content of these Heads of Terms.

Viewing/Further Information

Shropshire Council

Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

Tel 01743 281081

Contact Jane Ayres

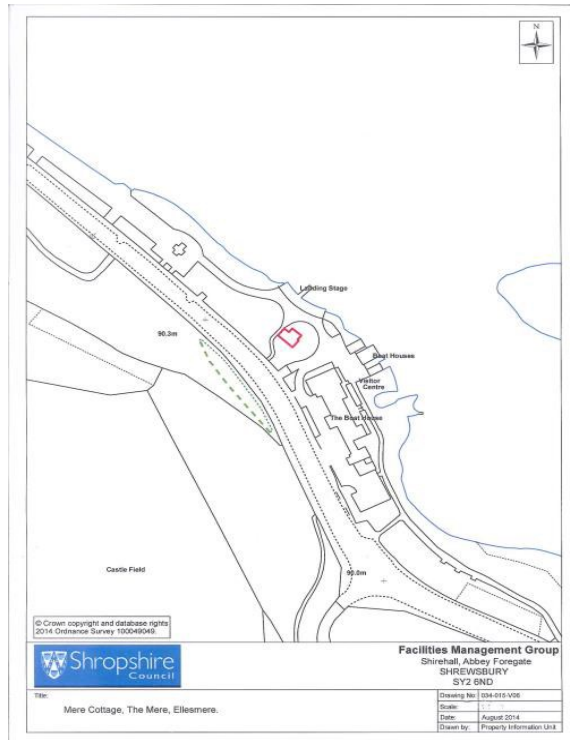
jane.ayres@shropshire.gov.uk

For Business Rates Information

Tel 0345 678 9003

Email

business.rates@shropshire.gov.uk



SHROPSHIRE COUNCIL: MISREPRESENTATIONS;

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you, please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

ASSETS & ESTATES

01743 281082