



# K & J Muir Properties Limited

Springfield

Beck Lane

Rebourn

Gainsborough

DN21 4QS

Email: [admin@muir-property.co.uk](mailto:admin@muir-property.co.uk)

Company registration number 11273877

VAT No: 546576117

## Heads of Terms

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landlord:             | K & J Muir Properties Ltd, Springfield, Beck Lane, Redbourne, Gainsborough, DN21 4QS.                                                                                                                                                                                                                                                                                                                                                         |
| Contact:              | William Muir 07936 073671                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Lease Term:           | 3 years (The Lease to be excluded from the Landlord & Tenant Act 1954). 3 month notice to quit after first 12 months.                                                                                                                                                                                                                                                                                                                         |
| Rates:                | The Tenant will be responsible for the payment of business rates direct to the Local Authority                                                                                                                                                                                                                                                                                                                                                |
| VAT:                  | Payable at the appropriate rate.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Alteration Provision: | <p>The Tenant will be required to obtain Landlord's written consent to any alterations proposed to the property, such consent not to be unreasonably withheld or delayed.</p> <p>The Landlord reserves the right to request the Tenant to reinstate the property to a condition commensurate with that at the commencement date of the lease, thus removing all alterations and additions prior to yielding up the property, if required.</p> |
| Repairs:              | The Tenant will be responsible for all repairs and decorations and is taking the property as seen.                                                                                                                                                                                                                                                                                                                                            |
| Alienation Clause:    | <p>i) The Tenant can assign the Lease as a whole with the Landlord's prior written consent not to be unreasonably withheld or delayed, but subject to an Authorised Guarantee Agreement.</p> <p>ii) The Tenant can sub-let the property, provided that the same is not below current passing rental or open market rental, whichever is the higher. All rent reviews of any sub-lease must coincide with the head lease.</p>                  |
| Rent Collection:      | On the quarter days. March 25 <sup>th</sup> , June 24 <sup>th</sup> , September 29 <sup>th</sup> , December 25 <sup>th</sup> . Quarter in advance.                                                                                                                                                                                                                                                                                            |
| Legal Costs:          | Each party will be responsible for their own legal costs and any other costs incurred in respect of the transaction. Please note that the lease is created from a template. If the Tenant requires modifications to the lease, which cannot be accommodated                                                                                                                                                                                   |



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by the template lease, that the Tenant will be responsible for any additional legal costs.

Property: Unit 5a Ealand Industrial Estate, Wharf Road, Ealand, North Lincolnshire DN17 4JW.

Type of property: Unit 5a: Detached industrial unit approx 2,025 square feet with yard, edged in red on the attached plan. The whole of the Landlord's estate is edged in green.

Car Parking: Yes within the site

Rent: £ 7,700 per annum exclusive of business rates and all other outgoings, payable quarterly in advance.

Deposit: £ 1,925 payable prior to the Commencement Date

Insurance: The Landlord insures the building and the Tenant is responsible for the reimbursement of the annual insurance premium. £ 563.00 per annum, payable on the Commencement Date and all future anniversary dates.

Service Charge The Tenant is required to contribute to the cost incurred by the Landlord on respect of the maintenance and upkeep of the common parts of the Estate including the roadways. £385.00 per annum, payable on the Commencement Date and all future anniversary dates.

The Tenant is also required to pay to the Landlord the sewerage costs as the Landlord is responsible for a private system on site. £462.00 per annum, payable on the Commencement Date and all future anniversary dates.

Personal Guarantor: Required.



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