

Appendix 1 - Agreed heads of terms to PV4U for café 15-05-2020

Heads of Terms for Lease

Subject to Contract

at:

Café, QEII Park View Playing Fields, Park View Road, Lytham FY8 4JE

Lessor	Fylde Borough Council, Town Hall, Lytham St Annes FY8 1LW
Lessee	Park View 4 U Charitable Incorporated Organisation (charity number CE007851) Park View Centre, Park View Rd Lytham. FY8 4JE.
Demise	Lease - Land, including café, shown edged red on the attached plan together with a right of access through the park and through the adjacent Ballam Road car park.
Term	16 years from date of completion terminating on 08/03/2036.
Rent Reviews	Not applicable.
Commencement	On completion of legal formalities, subject to Committee approval.
Rent	One peppercorn
Permitted Use	Café for the sale of hot & cold food, internally & externally and kiosk for the sale of ice cream, drinks, confectionery and sports goods.
Alienation	Sub-letting to be permitted by separate Licence to Underlet.
Accommodation	Café premises including internal seating area, toilet facilities, storeroom, office and external seating area.
Alterations	Not to undertake any alterations without written consent of the Landlord.
Repair & Decorating Obligations	Keep premises in good repair and condition including replacement of landlord's fixtures and fittings when required. To decorate internally and externally every 3 years in colours firstly approved by the landlord.
Signage	Tenant to only display signage on the premises once approved in writing by the landlord.
Utilities	To pay the cost of all services consumed on the premises.
Insurance	Tenant to insure the premises for full reinstatement.
Business Rates	The tenant to be responsible for business rates.
Public Liability	The tenant to carry public liability insurance for a minimum cover of £5 million at all times.
Legal Costs	Each party to bear their own legal costs.
Compliance with Legislation	Tenant to comply with all existing and future legislative requirements in connection with the operation of a café business.
Landlord & Tenant Act 1954	Lease to exclude the security provisions of the Landlord & Tenant Act 1954.
Tenants Solicitor	Fylde Law, 325 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1HN
Landlord's Solicitor	Head of Governance, Fylde Borough Council, Town Hall, Lytham St Annes FY8 1LW.

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Signed:

Lessor: (Signature)

..... (Print Name)

Lessee: (Signature)

..... (Print Name)