

Barton Mills Parish Council

Head of Terms / Key Points – A11 Land

March 2024

1. Could be a fixed 12 month licence

- Short term use tenant will prefer
- Cheap to put in place
- No long-term security for either party

2. Preferable Lease

- Legal costs will be £2,000 or so each side (tenant to pay both?)
- Security for both sides
- Fixed period, 6 years or 10 years
- Break clause - either or both sides
 - 3 years or 5 years or none
- Rent review to match break clause
- Right to renew Y / N

3. Rent

Very unknown

Will depend on type of legal agreement

- Use
- Negotiation

Guide £200 - £600 p.c.m. (dependent on use)

4. Permitted uses

- Storage
- Commercial?
- Light industrial
- Subject to planning
- Buildings?
- Access (open existing)
- Green/natural

5. Exceptional Break Clause

Landlord (The Parish Council) permitted to break the lease in exceptional circumstances

- Highways requirement
- Compulsory purchase order

Tenant to be compensated

- Up to remaining lease
- Limited maximum landlords compensation
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6. The land is to be returned to the same condition at the end of the lease as at the start

7. Marketing

- Board (may attract unsuitable interest?)
- Commercial agent
- Web site

8. Other