

To:
WDC Legal Services



Local Authority Legal Services for
Wealden and Rother District Councils

Instructing Officer: Will Wright

Client Department: AT&R

Your Ref:

Tel No: 07393 014 842

Date: 11th June 2024

SUBJECT TO CONTRACT

Instructions

Matter Description: (Licence, Lease etc.)	New Lease
Tenant Details: Name / Company Name: Company Number: Address: Contact Number: Email: Agent's details (if applicable): Tenant's Solicitors details (if applicable)	Bexhill-on-sea Town Council 35 Western Road Bexhill-on-Sea East Sussex TN40 1DU 07393 014 842 town.clerk@bexhilltowncouncil.gov.uk N/A Surrey Hills Solicitors

Property:	Channel View East public conveniences, Bexhill-on-Sea TN401JS
Land Registry Number(s):	ESX95705 – Channel View East
Description of Premises: <i>(eg. whole/part of building)</i>	Public convenience in Bexhill-on-Sea Part of a shared building.
Land to be let with premises:	Per plan on each site.
Plan:	Not required: ☐ Attached: ☒ To Follow: ☐
Rights to be granted: <i>(Rights of way, parking)</i>	Normal rights of access and egress.
Rights to be reserved:	Normal Council rights of access including: Reserves the right to enter the property to repair, maintain, install, construct re-route or replace any Service Media or structure relating to any of the Reservations; and for any other purpose mentioned in or connected with: (i) this lease; (ii) the Reservations; and (iii) the Council's interest in the Property or the Council's Neighbouring Property.
Permitted use:	Use as public conveniences for community use.
Commencement date:	From xxx
Term:	125 years
Break Clause:	

<i>(In favour of Tenant / Landlord / Both? Specify notice period or break date)</i>	No
Security of Tenure:	No: ☒ (not applicable) Yes: ☐
Rent: Rent Free Period (if applicable): Deposit (if applicable): VAT Chargeable:	£1 p.a. N/A N/A Yes: ☐ No: ☒
When payable: <i>(Monthly, Quarterly, Annual, Specific Dates)</i>	Annually
New Lease or Lease Renewal: Lease Renewal only (please tick):	New Lease: ☒ Previous Lease attached: ☐ Previous Lease to follow: ☐
Rent Review: <i>(Include details of proposed rent review e.g. rent review date)</i>	None
Services / Utilities: <i>(who is liable for services, e.g. gas, water electricity)</i>	Tenant: ☒ Landlord: ☐ Not applicable: ☐
Repairing obligations: <i>(Full or how apportioned)</i>	Full repairing lease of internal parts to include, but not limited to: • Doors, floors and walls • Lighting • Water Supply • Water heaters • Electricity Supply • Fixtures and Fittings • Locks

	• Windows AND to include external repair, cleaning and decoration of windows, doors, gates and the enclosed paths leading to the premises. The Landlord will be responsible for the structure and external repairs and decoration excluding the tenant responsibilities listed above.
Decoration obligations:	Tenant
Schedule of condition required:	No: ☐ Yes: ☒ Already provided Yes (to follow): ☐
Insuring obligations: <i>(Who, what risks, whether reimbursed)</i>	Tenant insures
Permitted assignment/subletting:	Yes: ☐ Yes, subletting subject to RDC Consent: ☐ Assignment No: ☒
Permitted alterations / additions:	Yes: ☐ Yes, subject to RDC Consent: ☒ No: ☐ For the avoidance of doubt, the Tenant is permitted to do the following without having to seek formal approval : • to make non-structural internal alterations (e.g. to re-configure or re-fit the public conveniences)
Does tenant pay legal costs:	
Special covenants: <i>(Standard conditions re. Planning,</i>	

<i>Nuisance, notices, forfeiture etc will be included as a matter of course)</i>	
General: Any known restrictions against title: Energy Performance Certificate: Asbestos Register:	No N/A ☒ Attached ☐ To follow ☐ N/A ☐ Attached ☐ To follow ☒
Other: <i>(Any other matter not covered above)</i>	
Authorisation: <i>(Committee minute or scheme of delegation)</i>	CB22/20 C22/39 CB 22/7/25: Devolution of 14 PCs to Bexhill-on-sea Town Council.
Proposed Timescales:	Handover to Bexhill-on-sea Town Council from date to be agreed.