CYNGOR SIR CEREDIGION
RANMORE, CHURCH ROAD, NEW QUAY

Guidance Notes for Applicants

1. Leases will be granted for Garage No.5 and the Depot at Ranmore, Church Road, New Quay.
2. Leases will be for a period of 5 years (for the Depot) or 3 years (for the Garage).
3. Offers are invited above £2,000pa (for the Depot) and above £500pa (for the Garage)
4. The rent for the first annual payment will be paid on signing of the lease. Rent is then to be paid annually in advance.
5. Sub-letting of all or part is not permitted.
6. The Tenant will ensure the Property is kept in a clean and tidy condition with no litter or any refuse outside the Site.
7. No storage outside the building.
8. The Tenant undertakes not to cause a nuisance.
9. The Tenant will be responsible for insuring stock and equipment at the Property.
10. The Council will be responsible for insuring the structure of the building with the cost passed to the Tenant.
11. The Tenant will be responsible for all internal and external repairs / decorations and will be required to hand the property back in no worse condition than at the start of the lease.
12. The Tenant will indemnify the Council against all action, costs, damages, claims, demands and to insure in the joint names of the Council and the Tenant, against all such claims and demands.
13. The Tenant will discharge all existing and future rates, taxes, assessments and outgoings whatsoever charged or imposed upon the Site or upon the Council or Tenant in respect thereof.
14. No residential use or sleeping accommodation permitted.
15. No storing fuel or hazardous materials. No storage outside the building.
16. The accessway must not be obstructed.
17. The lease will be excluded from security of tenure under the Landlord and Tenant Act 1954.

NB This is merely an outline of the Terms and Conditions and the Council does not bind itself to accept the highest or any Offer and the acceptance of any Offer is subject to the execution of a formal Lease, in terms to be settled by the Council and the Council hereby reserve the right to vary or add to the above Conditions.

Estates Section, Economy and Regeneration,
Ceredigion County Council, Penmorfa, Aberaeron SA46 0PA