CYNGOR SIR CEREDIGION

STORAGE YARD & CAR PARKING AREA, REAR OF DRIFTWOOD / THE HARBOURMASTER, QUAY PARADE, ABERAERON SA46 0BT

Guidance Notes for Applicants

1. The Lease is for the Storage Yard and Car Parking Area to the rear of Driftwood / The Harbourmaster, Quay Parade, Aberaeron SA46 0BT (the Site).
2. The Lease will be for a period of 5 years. Commencement date December 2026
3. The rent for the first year will be payable on signing of the lease. Rent to then be paid in advance each following year.
4. Sub-letting of part or the entire Site is not permitted.
5. The Tenant will ensure the Site is kept in a clean and tidy condition, will provide adequate litter receptacles where appropriate. No items are to be stored outside the Site.
6. The Tenant undertakes not to cause a nuisance on the Site.
7. No advertisements are to be exhibited on the Site.
8. The Tenant will be responsible for insuring stock and equipment left on the Site.
9. The Council will be responsible for insuring the Site with the cost passed to the Tenant.
10. The Tenant will be responsible for all internal and external repairs.
11. The Tenant will indemnify the Council against all action, costs, damages, claims and demands arising from use of the Site, and to insure in the joint names of the Council and the Tenant, against all such claims and demands.
12. 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.
13. The Tenant must provide adequate insurance cover, including minimum Public Liability Insurance for any one incident of £10,000,000.
14. The successful applicant may be required to provide a satisfactory banker's reference prior to their tender application being accepted.
15. The lease will be excluded from security of tenure under the Landlord and Tenant Act 1954.
16. Any exterior changes including painting must be agreed with Estates.

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, Ceredigion SA46 0PA