



Subject To Contract

Date: 6 February 2023

GUIDE TERMS

Courtyard Information

Located by Shepperton Lock behind the busy Ferry Coffee Shop.

The Courtyard's aim is to encourage and incubate small, independent entrepreneurs and offer them somewhere where they can rent small units on favourable and flexible terms without being tied into long leases, which means they can easily take the next step in their business evolution when the time comes.

Tenants could be established home-based business looking to take their next step in the business world.

Artisan and craft type business with unique selling points are encouraged.

Tenants should not be solely reliant on footfall and must be self-sufficient with other income streams, such as internet sales.

The right mix of tenants is important and the aim is for there to be complimentary and not directly competing businesses.

Lease Type: 5 year flexible along the lines of a rolling break on service of 3 months notice after 1 year.

Property Types and Rents: Cabin Sizes:
24 ft.- Suitable for Retail Use - £8,000 plus VAT. Available April 2023 or sooner.
16 ft. - Suitable for Non Retail Use e.g. Beauty Salon - £5,300 plus VAT. Available now.

Rent Details: Annual rent will be £5,300 (£442 a month) for a 16' unit and £8,000 (£667 a month) for a 24 ft unit (both plus VAT). Rent is inclusive of business rates, service charges, reasonable use of the skip, external repairs and cleaning of any communal areas and facilities.

Deposit: Equivalent of 3 months rent

Electricity: Electricity is invoiced monthly by the Landlord to the Tenant by way of check meters at the rate the Landlord is charged plus a 10% administration charge.

Rent Review: The rent will be subject to a 2% annual increases.

Toilets: Use of the communal toilets

Repairs: The lease will be an internal repairing lease and the Tenant will be responsible for all repairs to internal finishes and any fixtures and fittings from the commencement date and must hand the property back at the end of the tenancy in a fully repaired and good condition.

Telephone / Broadband: The Landlord will provide internet access via a lease line, which can be used as a phone line and for internet access. Tenants will be charged at the rate the Landlord is charged for the Lease Line plus a 10% administration fee. The overall charge will be divided equally between the Tenants connected to the lease line with the Landlord paying the charge for any vacant units. The charge will initially be approximately £35 plus VAT per month. Tenants will need to pay the charge for the lease line whether they connect to the line or not.

Building Insurance: Payable by the Tenant (will be initially approximately £100 per annum).

Security of Tenure: The Lease will be excluded from S24-28 of the Landlord & Tenant Act 1954.

Legal Fees: The Tenant and the Landlord are to be responsible for the cost of their own respective legal fees.

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Plan 1

Key

: Communal Area

Ground Floor NOT TO SCALE

