



**Subject To Contract**

**Date: 22 June 2023**

### **GUIDE TERMS**

**Landlord:** The Ferry Point Ltd of The Ferry Point, Ferry Lane, Shepperton, Middlesex, TW17 9LQ

**Available From:** Now

**Term:** 5 Years

**Properties and Rents:** Options shown on the plan with the following rents:

■ : Office 7 - 335 Sq. ft. - £10,000 plus VAT

■ : Courtyard Cabins - 24' x 10' external dimensions - £8,000 plus VAT

#### **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.

**Use:** To be agreed

**Lease Break Date:** Rolling break by either party after 1 year on service of 3 months prior notice.

**Included with the Rent:** 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.

**Rent Commencement Date:** Will be the occupation date.

**Electricity/Water:** Electricity/Water will be invoiced by the Landlord to the Tenant by way of check meters at the rate the Landlord is charged plus up to a 10% administration charge.

**Communal Areas:** The Tenant will have full use of the communal area shown on the plan including toilets and kitchen.

**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.

**Cleaning** Cleaning is the responsibility of the Tenant.

- Refuse** The Tenant may use the Landlord's skips for disposing of up to one black refuse bag of rubbish generated on the premises each working day.
- Parking:** On-site parking as follows subject to availability:  
 : Office 7 - 2 staff cars plus customer parking  
 : Courtyard Cabins - 1 staff cars plus customer parking
- 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 £25 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 and amount is dependant on the unit taken.
- 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.
- Contact:** James Mitchell - Tel: 01932 235585 email: jamesm@nauticalia.com

## Courtyard Photos:



## Office Photos:



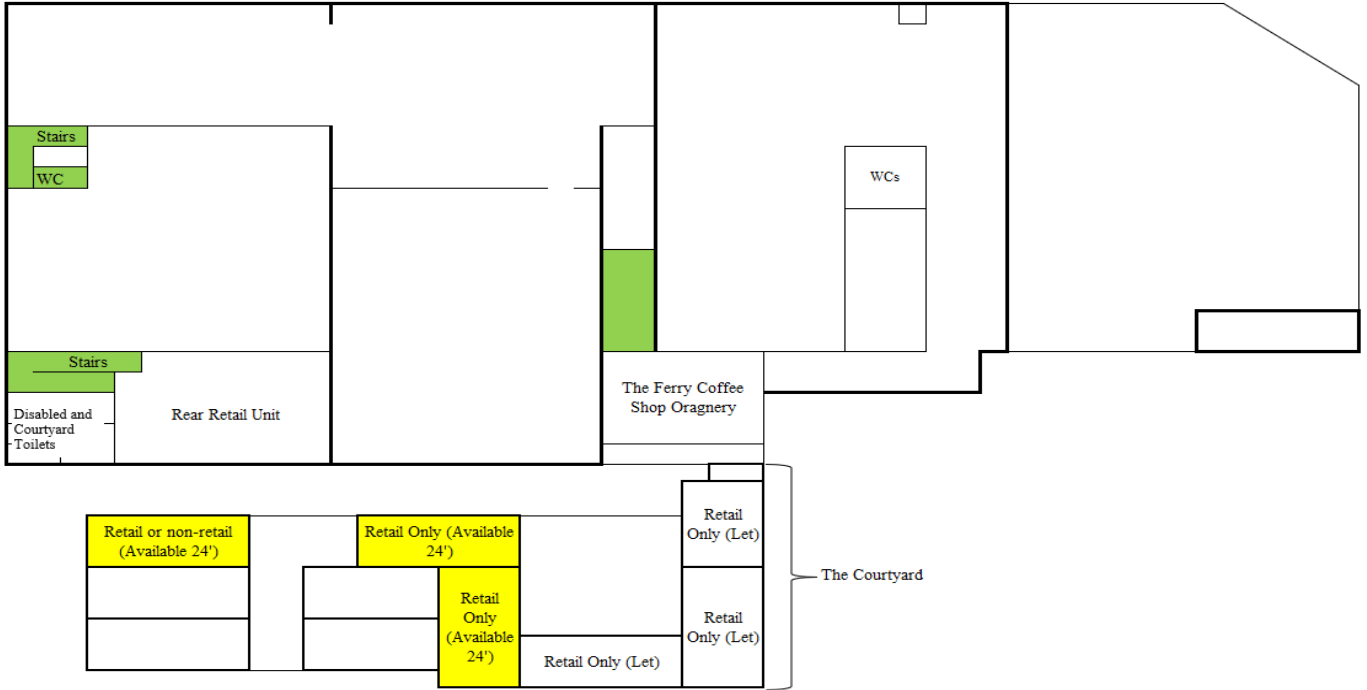
■ : Office 7 - 335 Sq. ft.

■ : Cabins - 24' x 10' external dimensions

■ : Communal Area

All sizes approximate

**Ground Floor** NOT TO SCALE



**First Floor** NOT TO SCALE

