

CYNGOR SIR CEREDIGION COUNTY COUNCIL

Former Tourist Information Centre – New Quay

Guidance Notes for Applicants

1. The Lease is for the former Tourist Information Centre, New Quay (the Site). As delineated in red only on the plan provided with a pedestrian right of access over the land edged blue.
2. The Lease will be for a period of **Six years – Commencing July 2025**
3. An RPI rent review will be actioned on the third anniversary of the term commencement date, time is not of the essence.
4. The lease will be excluded from the security of tenure provisions as set out by Part II of the Landlord and Tenant Act 1954
5. The Rent will be payable half yearly, in advance. First payment upon signing the Lease.
6. Assignment of the Lease or sub-letting either in part or all of the Site is not permitted.
7. The tenant will ensure the Site is kept in a clean and tidy condition and will provide adequate litter receptacles and will empty them at regular intervals. The tenant will not permit wastepaper, litter, or any refuse whatsoever to disfigure the surrounding area.
8. No tables and chairs to be provided outside the area edged red and tenant not to cause any obstructions to the land surrounding the Site.
9. Not to cause a nuisance on the Site.
10. No advertisements other than the name of the tenant are to be exhibited on the Site.
11. The tenant will be responsible for insuring stock and equipment left on the Site.
12. The Council will be responsible for insuring the structure of the building and will pass the cost to the tenant.
13. The Council will be responsible for external structural repairs.
14. The tenant will indemnify the Council against all action, costs, damages, claims and demands (including claims for damages for food poisoning) arising from the sale of foodstuffs, and to insure in the joint names of the Council and the tenant, against all such claims and demands.
15. The tenant must satisfy the Council that the requirements of statute and subordinate legislation will be met.
16. To 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. Including electricity and water.
17. The tenant must provide adequate insurance cover, including minimum Public Liability Insurance for any one incident of **£10,000,000** and will provide a copy to the Council prior to the start of each season.
18. The successful applicant may be required to provide a satisfactory banker's reference prior to their tender application being accepted.

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 Agreement, in terms to be settled by the Council and the Council hereby reserve the right to vary or add to the above Conditions.

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