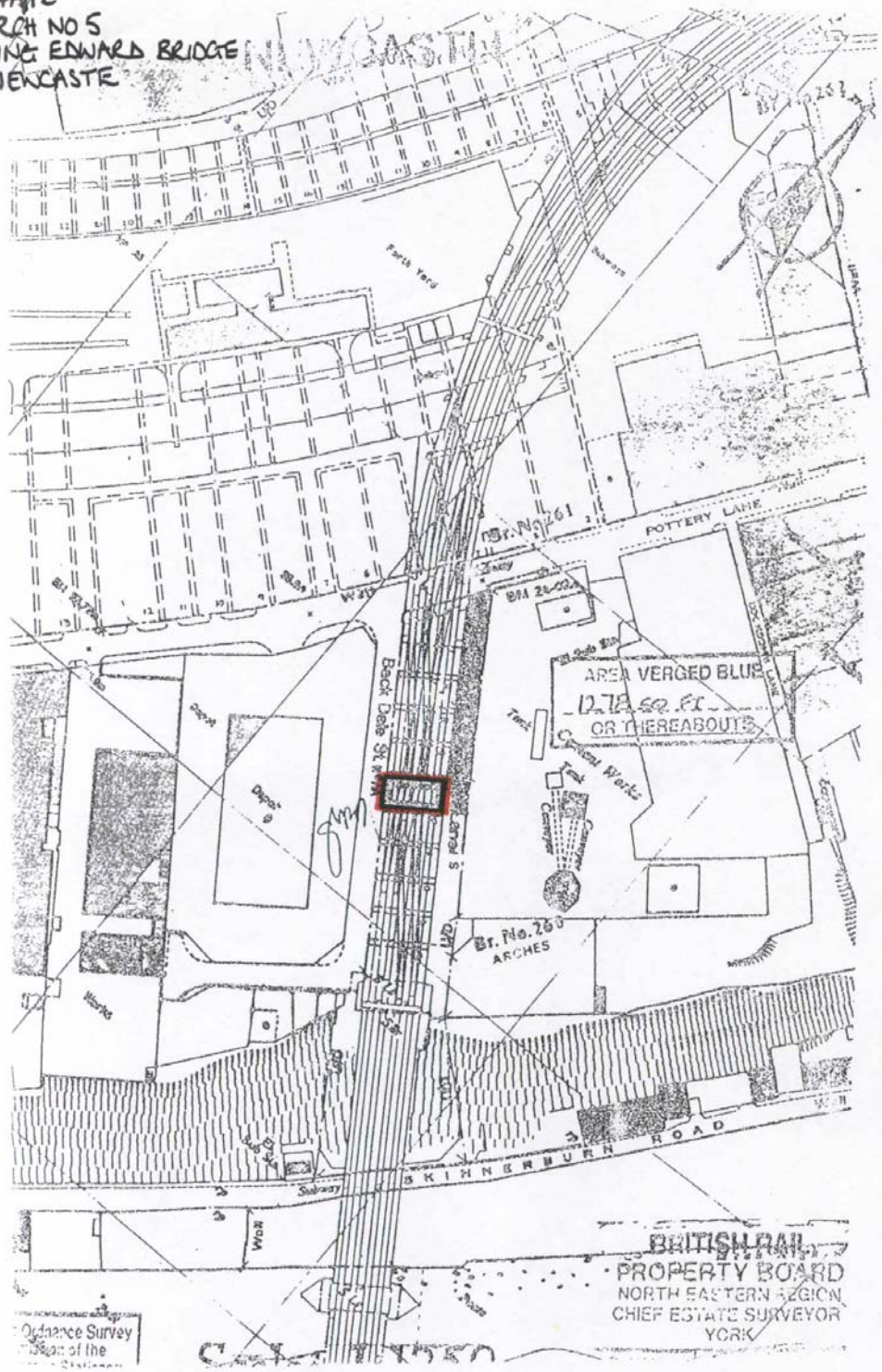
GARAGE, ARCH NO.5

PPA Reference	PPA/12
Tenure	Leasehold
Demised Premises	Arch No. 5 King Edward Bridge Newcastle (Shown edged in red on the attached plan)
Gross Internal Area	
Date of Lease	19 July 1994
New or old lease for purposes of Landlord and Tenant (Covenants) Act 1995	Old
Description	Railway Arch
Use	Parking and storage of goods and equipment and maintenance of vehicles, machines and equipment
Registered/unregistered	Unregistered
Landlord	British Railways Board
Term	Tenancy at will from and including 10 June 1994
Break Clause	1. The landlord or the tenant many give to the other six months' written notice expiring at any time; or 2. The landlord may give to the tenant 14 days' written notice expiring at any time if the Minister or board in charge of any government department shall certify that possession of the property is urgently required
User	Parking vehicles, storage of the Tenant's goods and equipment and for maintenance of the Tenant's vehicles, machines and equipment
Rent	£4,500 p.a. plus VAT (as from 10 June 1998, see memorandum of 23 July 1997) payable on the usual quarter days

P PAPER
ARCH NO 5
KING EDWARD BRIDGE
NEWCASTE



PPA/12

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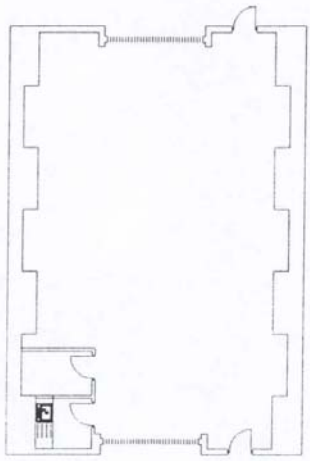
ARCH NO. 5

KING EDWARD BRIDGE

NEWCASTLE



Cadogan Consultants

Client : PRESCRIPTION PRICING AUTHORITY

Project : GARAGE LIBRARY DRAWINGS

Title : FLOOR LAYOUT

Original Scale 1 : 125

Drawing Number 3/WK020/B/G/01

Rent review	Review dates: Each third anniversary of the tenancy commencement date for so long as the tenancy continues. Method of review: 1. Any time during the six months before each review date the landlord may serve on the tenant a notice in writing providing for the increase of the yearly rent to an amount specified in the notice 2. Time is not of the essence as to the service 3. Within one month after receipt of the notice the tenant may serve a counter notice requiring negotiation of the rent review 4. If the landlord and tenant fail to agree within one month after the service of the counter notice the decision is to be made by a single arbitrator
Interest on late payment	4% above the base lending rate of the Royal Bank of Scotland
Service Charge	Fair proportion of the estimated cost to the landlord of: 1. External painting of the arch end fillings and associated minor works 2. Repairing and cleaning all roads, services and other works used or shared with other properties
Insurance	Tenant to insure the property against all usual insured risks with insurers approved by the landlord in the joint names of the tenant and the landlord
Repair	Tenant must put and keep all parts of the property in good repair and condition
Decoration	Tenant to keep the property in a good state of decoration
Alterations	No alterations are to be made to the property without prior written consent and approval of the plans/specifications
Alienation	Absolute prohibition
Tenant's Covenants	1. Not to do anything at the property which may be dangerous offensive illegal or immoral or which would cause damage nuisance annoyance or inconvenience. 2. Not to overload the property. 3. To give the landlord or its agents access to the property to inspect its condition or use; to exercise the retained rights (see below); fix notices advertising the property for sale/letting; viewing the property as a prospective buyer/tenant; inspect maintain and alter neighbouring property and any services serving neighbouring property; comply

	with any statutory obligation. 4. Tenant to pay a fair share of the cost of repairing and cleaning all roads services and other works used or shared with other properties 5. Tenant to comply with landlord's regulations for the Prevention of Fires 6. If the premises are destroyed or damaged by any of the insured risks the tenant is to rebuild or reinstate the premises with the insurance proceeds
Landlord's Covenants	None
Rights Granted	Tenant may display a notice of his name and business in a form and position approved in writing by the surveyor
Rights Reserved	1. Works and equipment used by the landlord 2. All rights of advertisement on the property 3. The right to inspect maintain and alter works equipment and advertisements and to construct such other works and equipment as the landlord may consider necessary
Forfeiture	Landlord may forfeit by entering the premises if: a) payment of any rent is 21 days overdue b) the tenant has not complied with any of the terms of the tenancy c) the tenant becomes bankrupt/goes into liquidation d) the tenant enters into an arrangement for the benefit of creditors