

# Frank Bruce & Company Limited

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## TERMS AND CONDITIONS OF A MONTHLY TENANCY OF LOCK UP GARAGE

Number:            Commencing

I

Of

TELEPHONE

e-mail

## AGREE

- 1            To rent the premises for use as a private garage at a monthly rental of £50 including VAT per month payable in advance by standing order to the designated bank account of Frank Bruce & Co ('the landlord') whether demanded or not. If a VAT invoice is required it will only be issued after payment has been received.
- 2            All rent reviews are not negotiable and will be implemented and notified to the tenant. Any changes to the Tenant's name or address must be notified to the Landlord by recorded mail.
- 3            To pay a deposit of £200 which will only be refundable after the expiry of the tenancy when any amounts due have been paid and the garage has been inspected and found by the Landlord to be empty clean and in good condition for re letting.
- 4            Any rentals outstanding at the due date upon which they should have been paid will be subject to a surcharge which is additional rent and will be equivalent to one weeks rent plus VAT for each week or part thereof for any late payment howsoever caused.
- 5            That use of the garage is at my own risk and forecourt is at my own risk and I agree neither to park or permit parking so as to cause an obstruction of the forecourt or access thereto, nor to permit anything which may cause or become a nuisance, nor to park or permit parking of any unattended vehicle outside the garage.
- 6            Not to keep any edible inflammable or explosive material in the garage except fuel in the vehicle, nor to dispose of any waste material, refuse or litter on the garage forecourt or other part of the Landlord's site, but to remove same to a suitable place for disposal.
- 7            To be responsible for the upkeep of the garage and to replace or repair any damage done by anybody to the garage floor, walls, roof, gutters, door or lock whether it was done by the tenant or not, door must be kept shut and locked when they are not in use.

8 That the Landlord shall not be responsible to the Tenant or anyone at the garage or forecourt expressly or by implication with the tenants authority for any accident happening or injury suffered or for any damage or loss to any chattel including motor vehicles, pedal or motor cycles or anything therein or thereabout sustained on the premises.

9 The tenant is responsible for ensuring there is adequate security for the garage and making checks as appropriate. The landlord is not responsible for maintaining security, insurance or for loss or damage at the premises.

10 Not less than one full calendar months' notice in writing to be given to terminate on the day of any month. I undertake to confirm in writing that the premises have been left clean and empty and return any keys that may apply to the garage. In the event of rent remaining unpaid by the end of any period or there being a breach of the foregoing it shall be lawful at any time for the garage to be entered and repossessed whereupon the tenancy shall be determined but without prejudice to any claim in respect of any breach of clearance/cleaning and making good shall be recoverable from me and agree that my written notice of termination and confirmation of vacation of the premises be forwarded by recorded delivery mail.

11 Rental period commencing 1<sup>st</sup> March 2018

12 The Landlord reserves the right to give you one months notice to the tenant to vacate the garage. If the garage is not vacated the landlord reserves the right to dispose of the contents as is the procedure in clause ten.

13 I accept the tenancy of these premises having read and understood the terms and conditions which I undertake to observe and perform and I acknowledge having received a copy.

Signature.....Date of Birth..... Date.....

Frank Bruce & Co Ltd.....Date.....