

Heads of Terms

Without Prejudice

Subject to Contract and Member/Internal Approval

1	Demised Premises:	Warminster Hub, Three Horseshoes Walk, Warminster, Wiltshire, BA12 9BT
2	Transaction:	New Lease
3	Landlord:	Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN
4	Tenant:	Warminster Town Council, Sambourne Rd, Warminster BA12 8LB
5	Term and rent commencement date:	On completion
6	Term:	99 years
7	Landlord and Tenant Act:	The lease will be contracted out of the Landlord and Tenant Act 1954
8	Break clauses:	The Landlord has the right to terminate the lease upon giving 12 months notice should the planning permission be granted on the Demised Premises. Standard cessation break provision will be included.
9	Rent:	Nil Subject to a Cabinet Decision.
10	Permitted Use:	Community Use
11	Repair obligations:	The Tenant will be responsible to ensure the building remains in good and substantial repair.
12	Tenants works	The Tenant is permitted to install solar panels to the Demised Premises, in accordance with the detail set out in the lease.
13	All other terms:	All other terms as per the template lease for asset transfers, subject to changes above and modernisation.
14	Costs:	Each party to bear their own legal costs.