


Garage Plot, Beech Grove, Ellesmere, SY12 0BU



- Unit:** Garage Plot, Beech Grove, Ellesmere, SY12 0BU
- Agreement:** Two years with 3 months break clause.
- Area:** As shown on the below plan
- Rent:** £300 per annum (no VAT payable) payable in one instalment by Direct Debit. No rent incentives.)
- Deposit:** No deposit payable
- Use:** Use as a garage plot for storage only. Not to use the premises for the purpose of conducting any trade, profession, or business. No storage of inflammable or dangerous material or for the sale, hire or exhibit of any goods or advertisements.
- Repairs:** Tenant responsible to always keep the premises in a clean and tidy condition to the satisfaction of the council during the Term.
Tenant responsible for all repairs, decoration and landscaping to the garage erected on the plot.
- Insurance:** Tenant responsible for contents insurance and buildings insurance.
- Maintenance:** Tenant is responsible for maintenance of the surrounding grounds.



EPC:	The Tenant must not carry out any works or alterations to the Property which would result in the garage requiring an Energy Performance Certificate for the garage erected on the plot.
Conditions of the letting:	On the termination of the agreement (however it is determined), Tenant is to remove the garage at their own expense and restore the Premises to its former condition to the satisfaction of the Council.
Alterations:	Alterations not permitted without the written consent of the landlord, such consent not to be unreasonably withheld.
Alienation:	Assignment, subletting, charging, or sharing of the premises not permitted under any circumstances.
Costs:	A contribution of £150 towards legal costs is required.

<p>Viewing/Further Information:</p> <p>Shropshire Council The Shirehall Abbey Foregate Shrewsbury Shropshire SY2 6ND</p> <p>Contact Matt Hamer</p> <p>01743 252 493 Matt.hamer@shropshire.gov.uk</p>	<p>Site Plan:</p> 
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SHROPSHIRE COUNCIL: MISREPRESENTATIONS

Whilst we have tried to ensure these details are accurate, if any point is of particular importance to you, please contact us to check the information, particularly if viewing involves travelling some distance.

Shropshire Council gives notice that:

1. The particulars are set out as a general outline only for the guidance of the intended tenants and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending tenants(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Shropshire Council has any authority to make or give any representation or warranty whatever in relation to this land.
4. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition, or that it is capable of fulfilling its function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

