

Public convenience toilets at Bexhill Station

Landlord	Network Rail Infrastructure Limited Company Number: 2904597
Tenant	Bexhill Town Council/ Rother District Council
Tenant E-mail	
Address	
Station	Bexhill Station
Premises to be let	Bexhill Station toilets
Type of Premises	Premises forming part of the station
Lease Term	10 years
Lease Commencement	Completion Date
Date	
Lease status	This is a renewal of a protected lease dated 26 March 1986
Rent	A peppercorn
Break	Landlord only, rolling break with 6 months' notice
Termination Provisions	NR standard termination provisions to be included and NR's precedent lease to be used.
Rent Commencement	Completion date
Date	
Rent Deposit	No
Rent Review Period	Not applicable
Service Charge	To pay a contribution to common services [NR to confirm]
Permitted Use	Use of the Premises as public convenience toilets only .
Alienation	No alienation permitted (assignment or underletting)
Alterations	No structural alterations are permitted. Non-structural internal alterations are permitted subject to Landlord consent.
Repair	The Tenant is to have a full repairing obligation but all repairs to be approved by Network Rail and ASPRO team.
Insurance	The Tenant is responsible for insuring any glass on the Premises. The Tenant shall also insure against third party liability for a minimum sum of £10,000,000. The Tenant will pay the sum a reasonable proportion towards the buildings insurance policies taken out by the Network Rail subject to an annual review.

Hours of Operation	Limited to Mon-Fri: 06:10-19:35 Sat: 06:10-19:35 Sun: 08:10-15:45
Utilities	The Tenant will be responsible for the cost of any utilities used in the Premises during the Term, including the cost of any sub metering where required by the Landlord.
Refuse	Tenant to be responsible for refuse disposal
Business Rates	Tenant to be responsible for Business Rates
Other covenants	<ol style="list-style-type: none"> 1. There shall be no lighted signs or illuminations that may cause confusion with the signals on the railway, and any lighting for the Premises will have regard to this and be approved by Network Rail. 2. There will need to be adequate security including locks on doors and sufficient measures to secure the Premises outside of operating hours. 3. The Tenant must clean the Premises daily during the hours of operation to a good standard and to the Landlord's satisfaction 4. The Tenant must deep clean the Premises regularly [NR to confirm how often] and provide evidence of this to Network Rail if requested. 5. There can be no signs/advertising boards except a sign indicating towards the toilets. 6. The Tenant is responsible for carrying out checks and maintenance for any legionella. 7. To comply with statutory requirements and take adequate measures for the prevention and maintenance of legionella and asbestos. 8. To comply with Fire Regulation requirements. 9. To keep a Health and Safety file in relation to the Premises and make this available for annual inspection by the Landlord. 10. To take active measures to tackle and prevent anti-social behaviour (including but not limited to [NR TO PROVIDE EXAMPLES]) 11. To ensure the use of the Premises does not impact the railway 12. Not to do anything that will interfere with the drainage of the Premises
Standard Network Rail Termination clauses	For Railway purposes– 6 months' notice may be given by Landlord Redevelopment - 6 months' notice may be given by Landlord Urgent Repairs – 28 days' notice may be given by Landlord Damage or Destruction – 6 months by notice given by the Landlord
Surveyor details	
Network Rail's Surveyor	Nathan Fagan nathan.fagan@networkrail.co.uk
Tenant's Surveyor	
Tenant's Solicitor	
Landlord's Solicitor	Dentons UK and Middle East LLP Gaganpreet.sekhon@Dentons.com
Fees	NR to confirm