

SUMMARY OF LICENCE TERMS & CONDITIONS

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| Landlord : | The Licence Agreement will be with Sim Property (Clydebank) Ltd |
| Rent : | Payable monthly in advance by Standing Order |
| Security Deposit : | Sum approximately equivalent to two months payments + VAT |
| Rent Review : | Rents reviewed annually. |
| Service Charge : | Payable monthly in advance by Standing Order (with rent). Service charge reviewed annually. The landlord will maintain the main structure of the building, the car park and surrounds and will be responsible for general maintenance and cleaning of the common areas within the building, including toilets. The monthly service charge will also include the tenant's share of buildings insurance, window cleaning and the cost of refuse collection. |
| Water Charge : | The tenant's share of metered water bills is covered by the service charge. The tenant will be responsible for direct payment of all charges based on rateable value (to SW Business Stream). |
| Electricity : | The unit has a mains electricity meter and the tenant will be directly responsible to the registered energy supplier for payment of all electricity charges. The tenant is permitted to change to a different electricity supplier. |
| Telephones : | The landlord does not provide any telephone services and does not guarantee any existing lines to the rented unit. The tenant will be directly responsible to their service provider for payment of all telephone / internet charges and line rental. |
| Value Added Tax : | All payments due to the landlord under the terms of the Licence will be subject to VAT at the Standard Rate. |
| Rates : | The tenant will be responsible for payment of non-domestic rates direct to West Dunbartonshire Council, if applicable. |
| Repairs and Maintenance : | The tenant will be responsible for maintaining the rented unit and leaving it in the same condition and state of repair as accepted at the start of the Licence. Window glazing and any door giving exclusive entrance to the unit will form part of the unit. |
| Interest on Late Payment : | An administration charge plus interest at the rate of 5% above Base Lending Rate of the Clydesdale Bank PLC from time to time prevailing shall be payable on any outstanding sum due by the tenant. |
| Stamp Duty & Registration Fee: | The tenant shall reimburse the landlord for Stamp Duty Land Tax (if applicable). If any documents are to be Registered, then the tenant will also pay the reasonable expenses for that. |
| Legal Costs : | The units are offered on standard Licence conditions at no legal cost. For special agreements negotiated through solicitors, the tenant will pay the landlord's reasonable additional legal costs. |
| Assignment : | The Tenant is not entitled to sub-let or assign the Licence. |

All enquiries should be directed to the Landlord's managing agent:

Sim Property Management Ltd

Whitecrook Business Centre, 78 Whitecrook Street, Clydebank, G81 1QF

Tel (0141) 952 1444 Fax (0141) 952 3444

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