

The Venue - Heads of Terms

1. Property

First Floor Maghull Town Hall: The Venue, associated bar area, buffet room and kitchen. Storage rooms to the rear of the stage.

Ground Floor Maghull Town Hall: Cellar. [A plan is attached showing the property edged in red.]

2. Term

The term will be for five years from 1st April 2022.

3. Rent and Rent Review

The rent will be £15,000 p.a. ex VAT (minimum) and will be revised on an upwards basis each April.

4. Use

The property can only be used as a wedding facility and for leisure activities.

The landlord will have full use of the accommodation (excluding the bar area) Monday – Wednesday inclusive and Thursday until 6 pm unless there is a prior arrangement with the tenant.

The tenant will have full use of the accommodation at all other times.

5. Charges

The tenant will employ their own cleaners during the weekend (when functions are booked) to include the communal and toilet areas.

The tenant will provide their own security when alcohol is served.

The tenant will pay the weekend electricity charges for the Town Hall.

The tenant will pay a service charge to include the following:

- Pest control

- Legionella
- Heating
- Supply of water
- Caretaking
- Waste disposal

6. Landlords Works

The property will be let as seen.

7. Fees

Each party is responsible for their own legal and professional fees.