

Standard Heads of Terms

Subject to Contract

10 February 2026

Our ref: 13283/LS

Property:	Longstone Park Depot, Glebe Avenue, SALTASH, Cornwall, PL12 6DN
Intention:	<p>Lease Renewal.</p> <p>The new lease will be on the similar basis as the Current Lease, dated 29 March 2018 between The Cornwall Council (Landlord) and Saltash Town Council (Tenant) subject to modernisation and the changes set out below.</p> <p>The New Lease will continue to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.</p> <p>The new lease to be drafted by Cornwall Council Legal Services.</p>
Landlord's consent:	<p>Please note that where Landlord's Consent is required under the terms of your lease this is in addition to other consents such as licencing and planning consent which may also be needed, albeit that these other consents may also be required from Cornwall Council as the local authority. Cornwall Council has various statutory functions; for example, the Council's role as the planning authority is entirely distinct from that of it acting in its capacity as a landowner.</p>
Landlord:	<p>Cornwall Council New County Hall Treyew Road Truro TR1 3AY</p>

Landlord's solicitor:	<p>Legal Services Cornwall Council New County Hall Treyew Road Truro TR1 3AY</p> <p>FAO: Legal officer TBC</p>
Landlord's surveyor:	<p>Cornwall Council Estates Delivery New County Hall Treyew Road Truro TR1 3AY</p> <p>FAO: Lamorna Smith Tel: 01872 322222 and say my name Email: Lamorna.smith@cornwall.gov.uk</p>
Tenant:	<p>Saltash Town Council The Guildhall Lower Fore Street Saltash PL12 6JX</p> <p>FAO: Sinead Burrows, Town Clerk/Responsible Finance Officer</p> <p>Tel: 01752 844846 Email: sinead.burrows@saltash.gov.uk</p>
Tenant's solicitor:	<p>We recommend that you obtain Independent Professional Advice to understand the implications as to what you are agreeing to be contractually bound by and to ensure your interests are protected.</p>
Rent:	£6,750 per annum
Lease term:	Twenty-four years subject to a break option as set out below, from 29 March 2026.
Break clause:	Mutual rolling break option after the first anniversary of the Term subject to a minimum of six months prior written notice. i.e. after the first anniversary of the term the lease can be terminated at any stage subject to providing no less than six months' notice. Full terms and conditions are set out in the lease.

Insurance:	Tenant to be responsible for insuring the Property, its contents and liabilities. Tenant to provide evidence of insurance to the Landlord on request.
Rent review:	The rent is to be reviewed every three years in line with Retail Prices Index.
Conditions:	Subject to: <ol style="list-style-type: none">1) Landlord's Formal Approval;2) Landlord Internal Peer Approval;3) Contract/Lease.