

**WINTERBORNE ST MARTIN PARISH COUNCIL**  
**Garage Rental Agreement 2024-2025**

**Date:**

**Landlord Detail:**

**Name** Winterborne St Martin Parish Council

**Address**

Clerk to Winterborne St Martin Parish Council  
19 James Rad  
Poole  
BH12 1EA

**Email:** [clerk@winterbornestmartin-pc.gov.uk](mailto:clerk@winterbornestmartin-pc.gov.uk)

**Tenant Detail:**

**Name** .....

**Address** .....

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.....

.....

**Email** .....

**MOB:** .....

**TEL:** .....

**Location of Garage: The Village Green, Martinstown, Dorchester, Dorset.**

This agreement is made and entered into on the date specified above between the "Landlord" and the "Tenant".

1. The landlord hereby leases to the tenant the garage located at the premises described above for the following term: Rental start date: 1<sup>st</sup> Feb 2024 for one year. Rental may be mutually agreed beyond that period, for a maximum of three years before re-tender, with cost for future years to be negotiated between landlord and Tenant.  
Termination Notice required: ONE CALENDAR MONTH IN ADVANCE
2. The Tenant agrees to pay the stipulated rent in advance on the signing of this agreement.
3. The Landlord agrees to issue a receipt if requested stating the sum paid and the period for which the rent is paid
4. The Landlord is not responsible for any vehicle or any items left in a vehicle parked in the garage

## WINTERBORNE ST MARTIN PARISH COUNCIL

5. The Tenant agrees to use the premises exclusively for parking a vehicle or the storage of personal property, merchandise or other material owned by the Tenant and **for no other use**.
6. The Tenant agrees to keep the property in good order and to make good any damage to the garage that can attributed to the Tenant's negligence.
7. The Tenant shall not keep or have in or on the leased premises any article or thing which might be "hazardous" or "extra hazardous" by any responsible insurance company.
8. The Tenant agrees not to commit a nuisance in or upon the said premises so as to interfere with the comfort or safety of others.
9. The Landlord is not responsible for any loss or damage due to fire, theft, water, wind, hurricane or any cause whatsoever to the property of the Tenant, nor is the Landlord required to carry any insurance to cover the same.
10. The Tenant at his own expense, shall obtain his own insurance, if any to the property stored in the said premises.
11. The Tenant **shall not sub-lease the said premises**
12. The Tenant shall not make any alterations to the said premises without first obtaining the written consent of the Landlord.
13. The Landlord shall have the right to enter the said premises at any time to inspect same, to make repairs or to enforce this lease.
14. The Tenant agrees to pay all existing and future rates and taxes and outgoings charged upon the premises or upon the owner or Tenant in respect of them including all charges relating to the electricity supply.
15. The Tenant must not run the engine of a motor vehicle while it is in the garage except so far as it may be necessary for entering or leaving the garage.
16. The Tenant must not display or permit to be displayed any advertisement notice bill or name plate.
17. The Tenant must not park or permit to be parked any vehicle outside the garage and must keep the area in front and to the side of the premises clear at all times.
18. At cessation of this agreement by notice or otherwise any items including vehicles, that are left in the premises shall be deemed to be abandoned and the Landlord may dispose of the said items as it thinks fit.
19. The Landlord maintains the right to use the external electrical point periodically reimbursement by the Landlord will be charged for each kWh or part of, following each use.
20. The Landlord and Tenant agree that this lease, when filled out and signed, is a binding legal obligation.
21. The lease constitutes the entire Agreement between the parties hereto.

**Landlord**

**Tenant**

Name

Name

Address

Address

Date

Date

**WINTERBORNE ST MARTIN PARISH COUNCIL**

To the Clerk in regard of:

**PARISH GARAGE, THE VILLAGE GREEN, MARTINSTOWN, DORCHESTER DORSET**

I hereby offer the sum of £..... per annum as rent for the Parish Garage

Signed .....

Name .....

Email and/or Phone.....

Address .....

Date .....

To be posted a sealed envelope marked garage, to either:

The Clerk at:

Clerk to Winterborne St Martin Parish Council  
19 James Rad  
Poole  
BH12 1EA

Or to:

Chair  
Winterborne St Martin PC  
24 Cowleaze  
Martinstown  
DT2 9TD

To be valid tenders must be received by 1200hrs on 25 Jan 24.