

Dear

**Tenancy Agreement - Garage Site**

On behalf of the Perth & Kinross Council, I hereby offer to let to you (hereinafter referred to as “the tenant”) garage site number, \*\*\*\*\* that the following terms and conditions apply:-

- 1 The rent shall be \*\*\*\*\* per annum payable yearly in advance at Whitsun or such a sum as the Council may substitute thereafter in their annual review of rents for garage sites.
- 2 The ground is acceptable in its present condition, the Council not being liable for any levelling, preparation or maintenance of the ground whatsoever.
- 3 The ground shall be used for the erection of one garage for the accommodation of one private car only and for no other purpose. No business or trade of any description shall be carried on within the garage and no sign shall be permitted to be erected on the exterior of the garage. No petrol, oil or any other flammable material shall be stored in the garage.
- 4 The tenant shall comply with the standard specification for garages as approved by the Council.
- 5 The erection of the garage shall be completed to the satisfaction of the Council within three months from the date of entry, failing which the let will be terminated and the site cleared by the Tenant.
- 6 The Council’s representatives shall have the right at all reasonable times to inspect the garage.
- 7 The garage shall be maintained in a reasonable state of repair by the Tenant, and the ground kept to the satisfaction of the Council at all times.
- 8 The Tenant shall keep the garage and its forecourt clean and tidy and shall ensure that no grease, oil or other substances are allowed to leak or spill in the garage or onto the forecourt outside the garage.
- 9 The tenant shall not sub-let the ground or garage nor any part thereof.
- 10 The Tenant shall not be entitled to make any additions or structural alterations to the garage except with the prior written permission of the Council’s Director of Housing in addition to obtaining any Planning Permission or Building Warrant which may be required.
- 11 If the Tenant fails to make payment of any sum due in respect of the tenancy, within twenty-eight days of its becoming due, or otherwise contravenes or breaches any of the terms of the tenancy, the Council shall have the right forthwith to terminate the tenancy by written notice to that effect addressed to the Tenant at his last known address and that without prejudice to any other remedy available to the Council.

12 On the termination of this let, the Tenant shall remove said garage and leave the ground in a clean and tidy condition,

Yours sincerely

Area Housing Manager

Signed by Tenant .....

Signed for Landlord .....

Name .....

Witness Name .....

Witness Signature .....

Witness Address .....

Date .....