

Emma Freemantle

Subject: FW: New Enquiry - Wroughton Parish Council / Maunsell Way Pavilion

From: Jake Evans <jake.evans@bevirs-law.co.uk>
Sent: 15 January 2024 15:22
To: Emma Freemantle <clerk@wroughton.gov.uk>
Subject: RE: New Enquiry - Wroughton Parish Council / Maunsell Way Pavilion

Hi Emma

Many thanks for your email and for your patience – I am now back in the office and so can give this my full attention.

I am happy to prepare a letter of engagement confirming that this firm will prepare an underlease to the model railway club. As was correctly pointed out in the attached email thread, I will need to tailor this to ensure that the underlease works in conjunction with the lease between the Parish Council and SBC. This firm's costs would be £1,500.00 + VAT for the underlease, plus an additional £126.00 + VAT for reviewing the proposed form of Licence once this is received from SBC.

Please would you confirm the following information:

1. The full name of the proposed undertenant and, if the model railway club is not a company, the individuals who will be taking the lease. The tenant needs to be capable of being a legal entity, which a club is not.
2. Details of the undertenant's legal representation.

In respect of timescales, while I would certainly be able to produce a first draft of the underlease by 22nd January it is highly unlikely that the draft would have been approved by the proposed undertenant's solicitor.

I look forward to hearing from you.

Kind regards

Jake Evans

Apprentice Solicitor - Commercial Team

Please note that my working days are Monday, Tuesday, Thursday & Friday

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