
From: Rob Edge. L
Sent: 31 July 2018 22:21
To: Licensing
Cc:
Subject: Subcommittee. Licensing Act 2003 - (Grant) The Minimarket, 235-237
Lozells Road, B19 1RJ
Attachments: PAGE 1 LEASE .jpg; PAGE 2 LEASE .jpg; LOZELLS ROAD CASH & CARRY
INVOICES.jpg

Dear All,

The following email and all attachments are for the subcommittee Members on Monday 6 August 2018, should it still go ahead.

I have been instructed by my client to offer the following additional conditions to be added to the operating schedule of the premises licence, as safeguards against your expressed concerns:

- The owner{s} previous owner{s} of 117 Villa Road will not be permitted to work at or be associated with the management of this premises at any time.
- All VAT receipts for purchases of alcohol and tobacco products are to be retained at the premises and made available to all Responsible Authorities on reasonable request.

Additionally, I attach the following documents as evidence that my client is a legitimate businessman and has the credibility to run the premises in a professional manner and uphold the licensing objectives:

- Lease agreement for lease to demonstrate my client's interest in this premises;
- My client is also the premises licence holder at another premises in Telford
- Cash and carry receipts for purchase of stock for the premises

Given the supporting documentation, and the additional conditions offered, those who have objected are requested to consider withdrawing their representations against this application; negating the need for a subcommittee hearing.

Please contact me at the earliest opportunity to discuss these matters.

Kind regards

Rob

Rob Edge
Licence Leader Ltd

BUSINESS LEASE AGREEMENT

Date: 1st JUNE 2018

The Lease Holder: [REDACTED]

of 235-237 LOZELLS ROAD, BIRMINGHAM B19 1RJ

The Tenant MR SAMAN JOHWAR KAHRAMAN

of [REDACTED]

A. The Tenant agrees to take a tenancy of the Premises described below ("the Premises") which are:

B. The tenancy shall be from the 1st JUNE 2018 for a term of 5 YEARS expiring the 1st JUNE 2023.

C. The Tenant shall pay to the Landlord the monthly rent of £[REDACTED] 0 in advance commencing from the 1st day of JUNE and payable on the 1st of each month.

D. The deposit referred to in Clause 18 of the Tenant's Covenants is £[REDACTED]

E. The furnishings and effects ("the Contents") listed in the attached Inventory are included in the tenancy, and such Inventory shall be evidence of their existing condition which shall be deemed to be good unless a defect is noted.

F. The Tenant may serve notices on the Landlord at his above address or that of any letting agent appointed by him.

Tenant's covenants

1. To pay the monthly rent if requested by banker's standing order.
2. (a) To pay Business Rate and all other rates and taxes in respect of the Premises.
(b) To pay the cost of all telecoms, water, oil, electricity and gas consumed on the Premises.
3. To keep the interior of the Premises and the fixtures and fittings and Landlord's installations and the doors and the glass in the windows in good and tenantable repair, decoration and condition and in working order.
4. Not to alter, rearrange or interfere with any part of Premises or the decorations or the Contents or make any additions or alterations and not to paint or decorate any part of the Premises without getting the Landlord's approval beforehand.
5. Not to cause any nuisance, damage or annoyance of whatever description to the owners or occupiers of any adjoining or neighbouring property.
6. Not to smoke or allow anyone to smoke on the Premises.

7. To use the Premises only Business.

8. Not to underlet or share possession of the whole or any part of the Premises without the Landlord's written consent which cannot be unreasonably withheld and must be given within a reasonable period of time.

9. To ensure that nothing is done in the Premises which may make the Landlord's Insurance Policy void or voidable.

10. To allow the Landlord or any person authorised by him on giving seven days written notice and during normal business hours (except in emergency) to enter the Premises generally, pending sale or to inspect their condition and to carry out repairs or alterations to the Premises or any adjoining property.

11. Not to obstruct the drains and to keep the gutters and chimneys clear.

12. Not to glue, stick, nail, screw or otherwise fix anything whatsoever to the interior or exterior of the Premises or the contents without the Landlord's consent.

13. To pay all reasonable legal or surveyors' or other costs and fees properly incurred by the Landlord in the administration of the Premises or this agreement.

14. If any rent or other sum due from the Tenant under this Agreement remains unpaid for more than seven days after the due date (whether formally demanded or not) the Tenant shall pay interest at four per cent above the base rate for the time being of
..... (insert name of bank) until the date of payment.

15. To keep the Contents in at least as good repair and condition as they are now and to keep mechanical and electrical equipment properly serviced and to make good all damage and undue wear (except damage caused by accidental fire) and to replace with similar articles of equal value all contents which are destroyed or lost or damaged (except by accidental fire).

16. If at any time the whole or any part of the rent shall be unpaid for 14 days after it becomes due (whether legally demanded or not) or if there shall be any serious breach of any of the Tenant's agreements the Landlord shall be entitled to repossess the whole or any part of the Premises after obtaining a court order (if necessary).

17. The deposit is payable to the Landlord as security for the performance of the Tenant's obligations. The deposit may be expended by the Landlord in paying any arrears of rent or the cost of making good any failure by the Tenant to perform any of the Tenant's obligations.

SIGNED BY THE TENANT

..... (insert signature of tenant)

In the presence of: *Samad ... Kahraman* (insert signature of witness)

SIGNED BY THE LANDLORD

..... (insert signature of landlord)

In the presence of: (insert signature of witness)

THE GREAT MARKET
THE KING MARKET
C/O - 107 JESSIE ROAD
BIRMINGHAM

Birmingham Branch
Dhamecha Cook & Carry
Steel Knight Road
Leeds
W6 2W
Tel. 0121 565 2124 FAX no. 958499001



Amount: £1042.63 Final Date: Cash on 11/7/2018 Receipt No:
VAT Number: Cashier ID: 118 Cashier Name: Cashier 20

Payment Method: CA	Invoice No:	181279	TOTAL DUE:	214.23	Invoice Type:	Normal Invoice
Payment Method: CA	Invoice No:	181284	TOTAL DUE:	595.72	Invoice Type:	Normal Invoice
Payment Method: CA	Invoice No:	181296	TOTAL DUE:	25.61	Invoice Type:	Normal Invoice
Payment Method: CA	Invoice No:	181289	TOTAL DUE:	341.36	Invoice Type:	Normal Invoice

PAYMENTS		IDU SUMMARY	
Cash	1880.00	B/Fwd IDU's	0.00
Change	3.08	New IDU Issue	0.00
TOTAL	1876.92	Paid off IDU's	0.00
		C/Fwd IDU's	0.00

IDU's:
Paid -> CASH: 1190. 600;



Dhamecha
GROUP

