

Public Document Pack

LICENSING SUB COMMITTEE

TUESDAY 8TH MAY 2012 – SUPPLEMENTARY INFORMATION

AGENDA ITEM 6 – EAST AFRICAN CENTRE

- ADDITIONAL DOCUMENTS SUPPLIED BY THE APPLICANT
- REVISED SITE LOCATION MAP

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Our Ref: RSD/East Africa

Your Ref: Mathew

Leeds City Council
Entertainment Licensing Office
Civic Hall
Leeds
Leeds Ls1 1UR

BY Fax: 2243885

26th April 2012

277 Roundhay Road
Harehills
Leeds
West Yorkshire
LS8 4HS

Tel: 0113 249 6661
Fax: 0113 249 6300

digwa@btinternet.com

Tesfay Yohannes Berhane

Premises: East African Centre 11a Cherry Row Lincoln Green
Leeds

We refer to previous correspondence and as evidence of the correct address please find enclosed :

1. Extract of lease
2. Invoice Southern Electric
3. Rates invoice

All documentation show address as 11a Cherry Row.

Please acknowledge safe receipt.

Yours Faithfully


Digwa Cousins

COMPANY / COMMERCIAL
LANDLORD / TENANT
HOUSE SALES / PURCHASES
REMORTGAGES
TRANSFER OF EQUITY
LICENSING
CIVIL LITIGATION
WILLS & PROBATE
IMMIGRATION

Principal:
Rajinder Digwa Bsc (Hons)

This office does not accept
service by email or fax.

Regulated by the Solicitors
Regulation Authority
Registration No: 385331

25 09 2009

LEASE

11A UNIT 2 CHERRY ROW MABGATE LEEDS LS9 7LY

BETWEEN MR G SAGOO LANDLORD AND MR S FARAH TENNANT

SHORT-TERM COMMERCIAL LEASE

THIS DOCUMENT CREATES LEGAL RIGHTS AND LEGAL OBLIGATIONS. BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU DO WANT AND NOTHING UNACCEPTABLE TO YOU.

PARTICULARS

THE LANDLORD

[NAME OF LANDLORD] MR G SAGOO FIR TREE LODGE FIR TREE LANE LEEDS LS17 7BZ
[ADDRESS OF LANDLORD]
[COMPANY NUMBER]

THE TENANT

[NAME OF TENANT] MR SULEIMAN FARAH OF ⁹⁵8 TORRE CRÉS LEEDS LS9 6JP
[ADDRESS OF TENANT]
[COMPANY NUMBER]

THE PROPERTY

The Property known as 11A CHERRY ROW UNIT2 LEEDS LS9 7LY GROUND, FIRST AND SECOND FLOOR.

THE TERM

For a period of THREE YEARS from ~~25.09.2009~~ ^{28.09.2009} to ~~24.09.2012~~ ^{24.09.2011} [but either Party may end the Term on 25.03.210 by giving THREE MONTHS written notice]. ^{28.09.2009} ^{24.09.2011} ^{28.09.2009} (2012)

PERMITTED USE

For use as RETAIL/WHOLESALE

THE RENT

At a rent of £15000.00 per annum (exclusive of value added tax if applicable) and is payable [in advance by equal monthly instalments on the 25TH day of each month . The first payment is due on 25.09.2009 and will be £1250.00

THE INTEREST RATE

The rate of 5% per annum above the Base Rate of the Bank of England from time to time in force.

THE DEPOSIT

The Deposit will be £1250.00

TERMS AND CONDITIONS

1 GENERAL



www.southern-electric.co.uk

Your Customer Account Number
32094 26213

Call us with any enquiries
0845 758 5401

MR TEFFERI
11A CHERRY ROW
LEEDS
LS9 7LY

12020(08)

gas



383

Pinzo

Bill date 24 August 2011

209295855



We'd like to send you an accurate bill. Please call us with your meter reading and customer account number.

Dear Mr Tefferi,

Thank you for paying by Direct Debit. To save even more, please phone us to change to monthly Direct Debit payments.

Meterline 0800 220 995 (24 hr)
8am - 8pm Mon - Fri, 8am - 2pm Sat
(You can leave a message outside office hours)

This is your gas statement for 31 December 2010 until 10 June 2011.

You owe us **£1,659.54** which we will collect by direct debit on or soon after 10 September 2011.

Please turn over for details of how we have calculated your charges.

The smart NEW way to save on your energy bill

With **iplan** you can change the way you use energy* - so you only use what you need, your way, and save money. **iplan** gives you a Smart Energy Kit, EnergyTools and a personal online account to help you plan, track and save - your way.

Find out more visit www.southern-electric.co.uk/iplan

Handwritten calculations:
6 months
2 1/2 = 3 1/2
75
105

9.2

Handwritten calculation:
966
690

1656

*Based on electricity consumption only.

Meter Point Reference
9093222802

Don't take chances. Buy a carbon monoxide alarm. www.hse.gov.uk/gas/domestic

NON DOMESTIC RATES ANNUAL BILL FOR 2012/13



Date of Issue: 07.03.20

| | | | |
|---------------------------------------|--------------------------------|--|---|
| Account Reference 90108372X | Rateable Value 15250 | Non Domestic Rate Multiplier 0.458 | Small Business Non Domestic Rate Multiplier 0.450 |
|---------------------------------------|--------------------------------|--|---|

FD\NCD\Rec\816\Fgr1

| | |
|--|--|
| <p>B TEFFERI & S F MESSINA T/A EAST AFRICA CENTRE CAFE FAO MR TEFFERI 78 OATLAND COURT SHEEPSCAR LEEDS LS7 1SE</p> | <p>Description and situation of property: WAREHOUSE AND PREMISES UNIT 2 11A CHERRY ROW BURMANTOFTS LEEDS LS9 7LY</p> |
|--|--|

| | |
|--|----------------|
| Liability Period: 01.04.2012 to 01.04.2013 | Amount £ |
| Gross Charge | 6862.50 |
| Transitional Relief | -1523.79 |
| Total Liability For Period | 5338.71 |
| Total Amount Due | 5338.71 |

PAYMENT INSTRUCTIONS

Please note that your instalments shown below will be collected automatically by Direct Debit.

| Due Date | Instalment |
|------------|------------|
| 01.04.2012 | 443.71 |
| 01.05.2012 | 445.00 |
| 01.06.2012 | 445.00 |
| 01.07.2012 | 445.00 |
| 01.08.2012 | 445.00 |
| 01.09.2012 | 445.00 |
| 01.10.2012 | 445.00 |
| 01.11.2012 | 445.00 |
| 01.12.2012 | 445.00 |
| 01.01.2013 | 445.00 |
| 01.02.2013 | 445.00 |
| 01.03.2013 | 445.00 |

Contact us at:
Leeds City Council, P.O. Box 60, Leeds LS2 8JR
 e-mail: business.rates@leeds.gov.uk
 Telephone: 0113-2476983
 Fax: 0113-2475874



SULTAN FISSTHAYA T/A EAST AFRICA CENTRE
11A UNIT 2 CHERRY ROW
LEEDS
LS9 7LY

Ben Cook
Tel: 01473 632522
Email: ben.cook@havenpower.com

Date and Tax point: 03/02/2012

Account Number: SULT0001

00723

Supply of Electricity

Supply Address: UNIT 2, 11A, CHERRY ROW,
LEEDS, WEST YORKSHIRE,

INVOICE No: 00000875502
and Account Balance

For the period: 01/01/2012 to 31/01/2012

| | |
|---|-------------------|
| Total contract charges excluding VAT (see reverse) | £ 461.84 |
| Total of VAT | 92.37 |
| Total of charges for the period | £ 554.21 |
| Balance brought forward (including VAT) | £ 3,220.49 |
| Total payment allocated to the account (Including VAT) | £(74.00) |
| Balance carried forward (Including VAT) | £ 3,700.70 |

Credit amounts are shown in brackets.

This is a VAT Invoice and Climate Change Levy Accounting Document
Haven Power VAT number is GB 744326437

THIS IS FOR INFORMATION ONLY AS PAYMENT IS COLLECTED BY MONTHLY DIRECT DEBIT.

Please contact us by telephone or write to the address below if you have any queries relating to your electricity supply or if any of your details change

Customer Operations, Haven Power Limited, The Havens,
Ransomes Europark, Ipswich, IP3 9SJ

Should you wish to dispute your bill please contact your Account Manager as listed on this bill or refer to the Customer Service section of our website www.havenpower.com for details of our complaints procedure.

Invoice No: 00000875502 Page 1 of 2

Haven Power Limited

Registered Office: Haven Power Limited, Drax Power Station, Selby, North Yorkshire, YO8 8PH
Registered in England and Wales No: 05893966

Appendix B

| Key | |
|-----|---|
| □ | Non-Premises Licence / Terminated Licence |
| ▣ | Private Members Club |
| * | Community Premises (With Alcohol) |
| * | Community Premises (Without Alcohol) |
| ◆ | Entertainment Only |
| ✦ | Outdoor Space – High Capacity |
| + | Late Night Refreshment |
| ▲ | Off Licence |
| ● | On Licence (Primary Use) |
| ■ | On Licence (Secondary Use) |

This map is based upon the Ordnance Survey's digital data with the permission of the Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office

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| | |
|-------------------|---|
| Title: | PREM/03142/001 EAST African Centre |
| Sub Title: | 11A Cherry Row, Burmantofts, LS9 7LY |
| Date: | 30 April 2012 |
| Scale: | 1:1000 |



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