



Howes
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Howes Self Storage Terms and Conditions

Storage Agreement

J & J Howes Removal Ltd (SC253864)

Registered office: 30 Reform Street, Blairgowrie, PH10 6BD

1. As long as all Fees are paid up to day, the client (storer) will be have access to store goods in the unit allocated to them by JJ Howes from time to time and only for that unit
2. The client (Storer) must have knowledge of all items stored in that unit
3. J & J Howes will not have nor deem to have any knowledge of the goods held in the unit and does not take possession of the goods.
4. The client (storer) will not be granted any lease or tenancy of the allocated unit.
5. Access to our warehouse is Monday -Friday 9am – 5pm, Saturday and Sunday 9am - 3pm

Access

1. The client (Storer) will have access to their allocated unit during access hours post by J & J Howes and its subject to the terms of this agreement. J & J Howes will try and provide advance warning to any changes in access hours but reserves the right temporarily to change access to other reasonable times without giving prior notice.
2. Only the client (storer) or others accompanied by client (storer) may access the unit. The client (storer) is responsible and liable to other unit users and J & J Howe for their own actions and of those accompanying persons. J & J Howe reserves the right to require proof of identification of client(storer) and accompanying persons at any time.
3. J & J Howe at their sole discretion may refuse access to persons unable to provide satisfactory proof of identification.
4. J & J Howe may refused access to unit and/or facility if money are owing, whether or not a formal demand for payment has been made or if J & J Howe considers the safety and/or security of any persons units goods or overall facility is at risk or threatened.
5. The client (storer) should not leave a key with or permit access to the Unit to any person other than its own Agent who is responsible to client (storer) and subject to its control. If Client (Storer) does so, it does so at its own risk.
6. Storer authorises J& J Howe to enter the Unit in the following circumstances and to break the lock if reasonably necessary to gain entry:
 - on not less than 7 days' notice to inspect or carry out repairs or alterations to the Unit or any other part of the Facility;

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- without prior notice (but with notice as soon as practicable after the event) in the event of an emergency (including for repair or alteration) or to prevent injury or damage to persons or property;
- If J & J Howes believes the Unit is being used to store prohibited goods or for a prohibited purpose; or if/is obliged to do so by law, by the Police, Fire Services, Trading Standards, HM Revenue & Customs, competent authority or by a Court Order

Conditions of self store

1. Client (Storer) will be solely responsible for providing a secure padlock for the Unit and ensuring it is locked so as to be secure from unauthorised entry at all times. J& J Howe will not be responsible for locking any unlocked Unit. Locks can be purchased from J & J Howe if required
2. Client (storer) must not store (or allow any other person to store) any of the following in the Unit: (a) food or perishable goods unless securely packed so they are protected from and do not attract vermin; (b) any living creatures; (c) combustible or flammable substances such as gas, paint, petrol, oil, cleaning solvents or compressed gases; (d) firearms, explosives, weapons or ammunition; (e) chemicals, radioactive materials, biological agents; toxic waste, asbestos or other potentially hazardous substances; (f) any item that emits fumes, or odours; (g) any illegal item or substances or goods illegally obtained such as illicit (counterfeit/smuggled) tobacco or alcohol and unlicensed or unsafe goods (such as toys, electrical goods, medicines, aerosols, cosmetics, fireworks); (h) goods which are environmentally harmful or that are a risk to the property of any person; and (i) items which are irreplaceable, such as currency, jewellery, furs, deeds, paintings, curios, works of art and items of personal sentimental value.
3. Client (Storer) will use the Unit solely for the purpose of storage and shall not (or allow any other person to): (a) use the Unit as offices or living accommodation or as a home, business or mailing address; (b) use or do anything at the Facility or in the Unit which may be a nuisance to other units/J&J Howe or any other person (including the escape of any substance or odour from or generation of noise or vibration which may be heard or felt outside the Unit); (c) use or do anything at the Facility or in the Unit which may invalidate or increase premiums under any insurance policies (d) paint or make alterations to or attach anything to the internal or external surfaces of the Unit; (e) connect or provide any utilities or services to the Unit unless authorised by J & J Howe; or (f) cause damage to the Unit or any part of the Facility (which includes by removal, haulage or delivery contractors) or create any obstruction or leave items or refuse in any common space within the Facility.



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4. The Unit must be maintained by the client (storer) ensuring it is clean and in a state of good repair. In the event of uncleanliness of or damage to the Unit or Facility. J & J Howe will be entitled to retain the Deposit, charge a Cleaning Fee, and/or claim full reimbursement from the Client (Storer) of the reasonable costs of repairs, replacement, restoration, proper compensation or disposal of refuse.
5. Storer must (and ensure that its Agents) use reasonable care on site and have respect for the Facility and other unit users, inform J & J Howe of any damage or defect immediately it is discovered and comply with the reasonable directions of J & J Howe employees, agents and contractors and any other regulations for the use, safety and security of the Facility as per directed
6. Client (Storer) must ensure the Unit is suitable for the storage of the Goods intended to be stored in it and is advised to inspect the Unit before storing Goods and periodically during the storage period. J & J Howes makes no warranty or representation that any unit is suitable for any particular goods and accepts no liability in this regard.
7. J & J Howe may at any point refuse to permit to store any Goods or require the collection any Goods if storage of such Goods creates a risk to the safety of any person or property.
8. Client (storer) must give Notice in writing of the change of address, phone numbers or email address of the Storer within 2 working days of any change
9. The Client acknowledges and agrees that maintaining adequate ventilation within the storage container is crucial to prevent moisture buildup and potential damage to the contents stored therein. The Client shall be solely responsible for ensuring regular ventilation of the storage container. As a guideline, and without limiting the Client's overall responsibility, the Client is strongly advised to open the storage container for ventilation for a reasonable period, at least once every two (2) weeks. Failure to provide adequate ventilation shall be at the Client's sole risk, and the Service Provider shall not be liable for any damage to the stored contents arising from insufficient ventilation

Cost

1. Rental of self storage unit will be paid for on a monthly basis in advance. Invoices will be raised on the last business day of the month for the following months rent. The client (storer) is responsible for paying the storage fee and is responsible for ensuring that payment is made directly and on time.
2. If any sum owing is not paid when due, client (storer) authorises J & J Howe without further notice to:
 - refuse client (Storer) and its agents access to the Goods, the Unit and the Facility and overlock the Unit until the amount due and other fees related to it (Debt) have been paid in full;

enquiries@jjh

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- enter the Unit and inspect and/or remove the Goods to another unit or site and to charge Storer for all reasonable costs of doing so on any number of occasions; and
3. On expiry or termination of this Agreement, if client (storer) fails to remove all Goods from the Unit, J & J Howe is authorised to treat the Goods as abandoned and may sell or dispose of all Goods by any means. Sale proceeds will be applied first against the cost of removal and sale of Goods and second to pay the Debt. If sale proceeds do not discharge all of these costs and the Debt, Storer must pay J & J Howe the balance within 7 days of a written demand.
 4. Any items left unattended in common areas or outside the Storer's Unit at any time may be moved, sold or disposed of immediately with no liability to J & J Howe.
 5. We require 7 days notice, prior to your termination of the agreement?

General

1. J & J Howe reserve the right to vary the storage fee and other terms and conditions as long as such modifications are given in writing.
2. Storer agrees to examine the Goods carefully on removal from the Unit and must notify J & J Howe of any loss or damage to the Goods as soon as is reasonably possible after doing so.