

Ysta-Magasinet's Terms and Conditions



Agreement

Rental agreements with Ysta-Magasinet are entered into digitally and remain in force until further notice. The notice period is one month. If the agreement is terminated no later than the 10th of a calendar month, it ends at the end of that same month. If it is terminated after the 10th, the agreement is extended by one additional month. If no notice is given, the agreement continues on the same terms. No start-up fee is charged.

Prices and payment

The fee is invoiced monthly and paid in advance. At the time the agreement is entered into, the property owner is not liable for VAT on the rental of premises. The agreed fee is based on the cost level at the time the agreement is entered into - in the event of changes in costs, we reserve the right to adjust the fee. The tenant is responsible for providing their own padlock and any locking and theft-protection devices required for the validity of their own insurance.

Late payment

In the event of late payment, interest is charged in accordance with the Swedish Interest Act, together with compensation for a written payment reminder in accordance with the Act on Compensation for Debt Collection Costs. If, despite a reminder and debt collection proceedings, the tenant does not pay the fee, or if the storage unit is abandoned, we have the right to immediately repossess the storage unit. Property left behind that is not collected within three months of a request to collect it, or within six months from the date the tenant left or was evicted, becomes the property of Ysta-Magasinet without compensation.

Right of withdrawal

If the agreement is entered into entirely at a distance, for example through digital signing without a physical meeting, you as a private individual normally have a 14-day right of withdrawal under the Swedish Distance Contracts Act. If you wish to exercise the right of withdrawal, contact us within 14 days from the date the agreement was entered into.

What may be stored

The premises are provided in their existing condition for use as storage/warehouse space. The following may not be stored in the storage unit: explosive, highly flammable, corrosive or foul-smelling goods that may damage other property; food or goods that spoil quickly, as well as live plants; spirits or wine, unless specifically agreed; weapons requiring a licence; or flammable liquids, LPG and batteries that have not been connected.

Rules of conduct - electricity and fire safety

The tenant may not connect their own fixed electrical installation, lighting or other fixed electrical equipment without written approval; use extension cords that are not CE-marked or that are connected in series; overload electrical outlets beyond their intended capacity; or block electrical distribution boards, fire extinguishers, escape routes or related signage. If a defect or hazard in the electrical installation or fire protection is discovered, Ysta-Magasinet must be notified immediately.

Access for inspection

Ysta-Magasinet has the right, normally after at least 24 hours' notice, to access the storage unit for inspection, checks and maintenance, including statutory electrical and fire-safety inspections. In the event of an acute danger to persons, property or fire safety, access may take place without prior notice.

Insurance and liability

The property is covered by standard property insurance, which does not cover the tenant's property. The tenant is responsible for taking out and maintaining insurance for their stored property and - where business activities are carried out in or in connection with the storage unit - liability insurance for damage they may cause to Ysta-Magasinet, the property or third parties.

Ysta-Magasinet is not liable for damage to the tenant's property, regardless of type or cause, and no compensation is payable by Ysta-Magasinet regardless of the nature of the damage.

Damages

The tenant is liable for damage caused through negligence or omission - for example unauthorised electrical installation, storage of flammable materials or failure to comply with the rules of conduct - to Ysta-Magasinet, the property or another tenant's property.

Access and security

You have access to your storage unit around the clock, every day, using your personal code. All corridors are monitored by cameras, both indoors and outdoors, around the clock. The gates are alarmed and connected to Securitas, under an agreement covering both burglary and fire alarms. We also have an agreement with Anticimex for pest control when required. The premises are temperature-controlled and maintained at a minimum of 12 degrees throughout the year. The coded access tag provided for the external door is on loan - if it is lost, Ysta-Magasinet must be notified immediately so that the tag can be blocked. A replacement tag costs SEK 300.

Termination due to safety risk

Ysta-Magasinet has the right to terminate the agreement with immediate effect if the tenant, despite a written request to remedy the situation, continues to store prohibited goods or otherwise breaches the rules of conduct in a manner that poses a danger to persons, property or fire safety.

Force majeure

Ysta-Magasinet is released from the obligation to fulfil the agreement or pay damages if the undertaking cannot be fulfilled at all, or can only be fulfilled at an abnormally high cost, due to war, riots, industrial action, blockade, fire, explosion or intervention by a public authority that we do not control or could not have foreseen.

Disputes and applicable law

Swedish law applies to the agreement. In the event of a dispute, we ask you to contact us directly in the first instance. As a consumer, you also have the right to refer the matter to the Swedish National Board for Consumer Disputes (ARN) for free dispute resolution.

Responsible person

Hans Fischlein is responsible for Ysta-Magasinet's data register and customer information. Contact details are available in the footer of the website.