

## Former Spiritualist Church, Lansdown, Stroud GL5 1BB

### THE OFFER

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The main elements of the County Council's offer include the following:

- The sub lease of the Former Stroud Spiritualist Church until 10<sup>th</sup> June 2027.

All community proposals will need to be fully supported by a detailed business case. Completed business cases to be emailed to: [Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk) & [Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk) by **30<sup>th</sup> June 2025**.

#### GENERIC HEADS OF TERMS FOR COMMUNITY USE – SUB LEASE OF GLOUCESTERSHIRE COUNTY COUNCIL ASSETS

A Community group can express an interest in: -

1. **Taking up a leasing arrangement** for continued community use of the existing building by way of an internal repairing sublease. The sub lease offered will be on the following generic terms:

a) **ADDRESS:** Former Spiritualist Church Lansdown Stroud GL5 1BB

b) **TENANT:** Name and address

c) **SOLICITOR:** Name and address

d) **USER :** For community based activities with an element of "library use" (which could include access to a few books, databases, newspapers, magazines, recorded music, digital platforms, engagement in activities, workshops, book clubs, lectures and other programmes that bring the Community together)

e) **COMMENCEMENT DATE:** From completion of the new sub lease

f) **MODE OF DETERMINATION:** At the end of the term, in the case of insolvency of the named lessee or in the event of a breach of covenant, the premises will revert to Gloucestershire County Council

g) **TERM:** Until 10<sup>th</sup> June 2027

h) **SECURITY of TENURE:** The sub lease is to be contracted out of Landlord and Tenant Act 1954

i) **RENT:** Rent offers are invited for the new sub lease

j) **REPAIR and INSURANCE:** The sub lease will be based on an internal repairing basis.

k) **PUBLIC LIABILITY:** The Tenant will be responsible for public liability insurance

l) **ASSIGNMENT:** No assignment will be permitted.

m) **SUBLETTING:** No subletting will be permitted

n) **COSTS:** Each side is to bear their own legal fees and agents costs