



**HEADS OF TERMS  
FORMER OLD BOYS SCHOOL, 8 GRETTON ROAD, WINCHCOMBE,  
GLOUCESTERSHIRE GL54 5EE**

**SUBJECT TO CONTRACT**

May 2025

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<b>DEMISED PREMISES</b>	The Former Old Boys School, 8 Gretton Road, Winchcombe, Gloucestershire GL54 5EE
<b>LANDLORD</b>	Gloucestershire County Council Shire Hall Westgate Street Gloucester GL1 2TG  Acting: Bryn Owen  Email: <a href="mailto:bryn.owen@gloucestershire.gov.uk">bryn.owen@gloucestershire.gov.uk</a> Tel: 01452 324225
<b>LANDLORD'S SOLICITOR</b>	Legal & Democratic Services Gloucestershire County Council Shire Hall, Westgate Street, Gloucester, GL1 2TG
<b>LANDLORD'S AGENT</b>	Bruton Knowles Olympus House Olympus Park Quedgeley Gloucester GL2 4NF  Telephone: 01452 880000  Phoebe Harmer BSc( Hons) Commercial Agent Telephone: 07516 507939 Email <a href="mailto:Phoebe.harmer@brutonknowles.co.uk">Phoebe.harmer@brutonknowles.co.uk</a>  Dorian Wragg FRICS RPR FNARA Partner Telephone: 07738 103935 Email: <a href="mailto:Dorian.wragg@brutonknowles.co.uk">Dorian.wragg@brutonknowles.co.uk</a>
<b>LEASE TERM</b>	15 years term.
<b>RENT</b>	Rent offers invited

<b>PERMITTED USE</b>	Lease: Current use is for Community based Activities, current planning is youth centre building for mixed use youth centre, auction room and ancillary office
<b>BREAK OPTION</b>	Mutual break at year 5, operable by 6 month written notice.
<b>ALIENATION</b>	Prohibited
<b>PHOTOGRAPHIC SCHEDULE OF CONDITION</b>	Photographic Schedule of Condition to be provided by the landlord and appended to a new lease. The Tenant is to deliver the building in no better nor worse condition than evidenced therein at the end or sooner determination of the term
<b>LEASE REPAIRING TERMS</b>	A Full Repair and Insuring lease (FRI).  Tenant responsible for keeping and maintaining premises in good and substantial repair  Tenant will decorate every 5 years  Tenant responsible all occupational compliance
<b>SHARED FACILITIES</b>	The Sports Hall has shared rights over the car park and the right to use the toilets at the rear of the property at anytime.  The occupier of the building will be responsible for cleaning and maintenance of the shared toilets.
<b>ALTERATIONS</b>	Not permitted under terms of lease without landlords written permission
<b>SERVICE CHARGE</b>	N/A
<b>OUTGOINGS</b>	Tenant responsible for all outgoing including but not limited to business rates water rates, electricity, gas (if available) telecoms and data
<b>BUILDING INSURANCE</b>	Landlord responsible for building insurance and will be responsible for the insurance recharge.
<b>CONTENTS INSURANCE</b>	Tenant responsible for its own content's insurance
<b>LANDLORD AND TENANT ACT 1954</b>	Any Lease is to be contracted out of sections 24 to 28 of the Landlord and Tenant Act
<b>LEGAL FEES</b>	Each party to meet its own legal fees