



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

SUBJECT TO CONTRACT

May 2025

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

PERMITTED USE	Lease: Current use is for Community based Activities, current planning is youth centre building for mixed use youth centre, auction room and ancillary office
BREAK OPTION	Mutual break at year 5, operable by 6 month written notice.
ALIENATION	Prohibited
PHOTOGRAPHIC SCHEDULE OF CONDITION	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
LEASE REPAIRING TERMS	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
SHARED FACILITIES	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.
ALTERATIONS	Not permitted under terms of lease without landlords written permission
SERVICE CHARGE	N/A
OUTGOINGS	Tenant responsible for all outgoings including but not limited to business rates water rates, electricity, gas (if available) telecoms and data
BUILDING INSURANCE	Landlord responsible for building insurance and will be responsible for the insurance recharge.
CONTENTS INSURANCE	Tenant responsible for its own content's insurance
LANDLORD AND TENANT ACT 1954	Any Lease is to be contracted out of sections 24 to 28 of the Landlord and Tenant Act
LEGAL FEES	Each party to meet its own legal fees