

**HEADS OF TERMS  
FORMER SPIRITUALIST CHURCH  
LANSDOWN, STROUD, GL5 1BB**

**SUBJECT TO CONTRACT**

May 2025

**DEMISED PREMISES**

The Former Spiritualist Church, Lansdown, Stroud,  
Gloucestershire GL5 1BB

**LANDLORD**

Gloucestershire County Council  
Shire Hall  
Westgate Street  
Gloucester  
GL1 2TG

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**LANDLORD'S  
SOLICITOR**

Legal & Democratic Services  
Gloucestershire County Council,  
Shire Hall, Westgate Street, Gloucester, GL1 2TG

**LANDLORD'S AGENT**

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**LEASE TERM**

Commencing on completion of the sub lease and ending  
on 10<sup>th</sup> June 2027.

**RENT**

Rent offers invited.

**PERMITTED USE**

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.

<b>BREAK OPTION</b>	N/A
<b>ALIENATION</b>	Prohibited.
<b>REPAIRING TERMS</b>	<p>External repairs - GCC responsible for keeping and maintaining the exterior in tenantable repair.</p> <p>Internal repairs - Tenant responsible for internal repairs, decoration and statutory compliance.</p>
<b>PHOTOGRAPHIC SCHEDULE OF CONDITION</b>	Photographic Schedule of Condition to be provided by the landlord and appended to the new sub 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>ALTERATIONS</b>	Not permitted
<b>SERVICE CHARGE</b>	N/A
<b>OUTGOINGS</b>	Tenant responsible for all outgoings 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.
<b>CONTENTS INSURANCE</b>	Tenant responsible for its own contents insurance.
<b>LANDLORD AND TENANT ACT 1954</b>	The 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.