

**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 Acting: Diane Moore Email: diane.moore@glocestershire.gov.uk Tel: 01452 328639
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	Commencing on completion of the sub lease and ending on 10 th 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.

BREAK OPTION	N/A
ALIENATION	Prohibited.
REPAIRING TERMS	<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>
PHOTOGRAPHIC SCHEDULE OF CONDITION	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.
ALTERATIONS	Not permitted
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.
CONTENTS INSURANCE	Tenant responsible for its own contents insurance.
LANDLORD AND TENANT ACT 1954	The 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.