



**Former Old Boys School, 8 Gretton Road, Winchcombe,  
Gloucestershire, GL54 5EE**

## **THE OFFER**

### **FOR USE BY COMMUNITY GROUPS WISHING TO LEASE THE BUILDING**

Subject to contract

## **THE OFFER**

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

- A 15-year lease of the Former Old Boys School, 8 Gretton Road, Winchcombe, Gloucestershire GL54 5EE

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 **12<sup>th</sup> September 2025**

## **GENERIC HEADS OF TERMS FOR COMMUNITY USE – 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 a Full Repair and Insuring lease. The lease offered will be on the following generic terms:

- ADDRESS:** Former Old Boys School, 8 Gretton Road, Winchcombe, Gloucestershire GL54 5EE
- TENANT:** Name and address
- SOLICITOR:** Name and address
- USER :** Current use is for Community based Activities, current planning is youth centre building for mixed use youth centre, auction room and ancillary office
- COMMENCEMENT DATE:** From completion of the new lease
- 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
- TERM:** 15 years with break at year 5
- SECURITY of TENURE:** The lease is to be contracted out of Landlord and Tenant Act 1954
- RENT:** Rent offers are invited for the new lease
- REPAIR and INSURANCE:** The lease will be based on Full Repair and Insuring terms
- PUBLIC LIABILITY:** The Tenant will be responsible for public liability insurance
- ASSIGNMENT:** No assignment will be permitted.
- SUBLETTING:** No subletting will be permitted
- COSTS:** Each side is to bear their own legal fees and agents costs