

**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 & Dorian.wragg@brutonknowles.co.uk by **12th 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:

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