



**City of
Doncaster
Council**

TO LET

**Community Building
Dentons Green Lane, Kirk Sandall, DN3 1JP**



**EXPRESSIONS OF INTEREST INVITED FOR
COMMUNITY USE ONLY**

CLOSING DATE FOR TENDERS: 12 NOON THURSDAY

10th OCTOBER 2024

(Offers MUST be made on the Tender Form provided)

Location

The premises are located on Dentons Green Lane, in the heart of the residential area of Kirk Sandall.

Kirk Sandall lies approximately four miles to the northeast of Doncaster and is within easy reach of the M18 motorway.

Description

The property is comprised of a single storey brick-built building converted to provide community facilities and activities under a pitched tiled roof.

Internally the accommodation benefits from areas providing a gymnasium/sports hall and a community room in addition to general office and other ancillary accommodation including toilet facilities and storage.

Externally, the property benefits from its own grounds and is located adjacent to the Dentons Green Lane play area. Use of the field is not permitted as part of the lease terms.

Total GIA: 328.5sq.m (3,535sq ft)

Note: Measurements are provided as a guide only and prospective tenants should rely upon their own measurement. All measurements have been taken in metric and converted to their nearest imperial equivalent.



Use

Community Use, with a minimum delivery of 10 hours youth provision per week.

Interested parties should make the necessary investigations to satisfy themselves concerning their proposed use and in this regard should telephone the local planning authority on (01302) 734854 or TSI@doncaster.gov.uk.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the preparation/completion of the tenancy.

Rateable Value

The previous rateable value (2017) was £6,500 based upon use as a Community Centre & Premises. Current Rateable value 2017-2023 is unavailable.

Prospective tenants should be aware that any change in use of the premises could lead to a revaluation of the existing business rates assessment.

Enquiries can be made at www.voa.gov.uk

VAT

Prices and rental are exclusive of VAT if chargeable.

Business Rates

Business rates will be payable by the tenant.

Energy Performance

The property has an EPC rating of E.

TERMS

Available to let by way of a full repairing and insuring lease.

Term: Between 5 and 25 years

The term of the lease is flexible dependent upon the ingoing tenant's requirements. Negotiations on the term of tenancy may be applied based on key criteria to include;

- Evidence of benefits that the applicant will bring to the local community.
- Grant Funding requirements

Rent:

Concessionary rental arrangements in line with Doncaster Council's adopted Community Lettings & Asset Transfer Policy (June 2019) will be available to eligible groups wishing to take the premises on the basis of a community lease agreement.

Prospective tenants are requested to make a rental offer for the premises based upon their individual circumstances.

Services and Utilities:

Applicant will take on responsibility for all service/utility outgoings, such outgoings to include but not limited to:-

- Electricity
- Gas
- National non-domestic rates (as applicable)
- Water
- Any collection of refuse

Statutory Planned Maintenance (SPM):

The Council's Statutory Planned Maintenance Team will provide a buy back service for the provision of services required which is tailored to the needs of the individual property ensuring compliancy.

The successful applicant will be required to enter into a service level agreement to run concurrently with the lease for the lease term.

The current annual cost of SPM for this property is in the region of £1,850per annum. This cost will be payable on a quarterly basis.

Additional Information:

A condition survey of the property was conducted on 13th October 2022 and highlighted at that point in time the property required the following level of investment;

- Urgent £101,800 - £110,300
- Within 2years £52,650 – £57,650
- Within 3-5years £0
- In 5years+ £40,000

Total Investment £194,450 - £207,950

Subject to Contract & Council Approval

Viewing strictly by appointment only.

Please contact Laura Felters, Senior Property Surveyor for Communities and MEES.

Telephone: 01302 737850

Mobile: 07890647070

Email: laura.felters@doncaster.gov.uk or samgen@doncaster.gov.uk

Property Floor Plan

