

Community Hall to let

Market Lane (off Watling Avenue)
Burnt Oak HA8



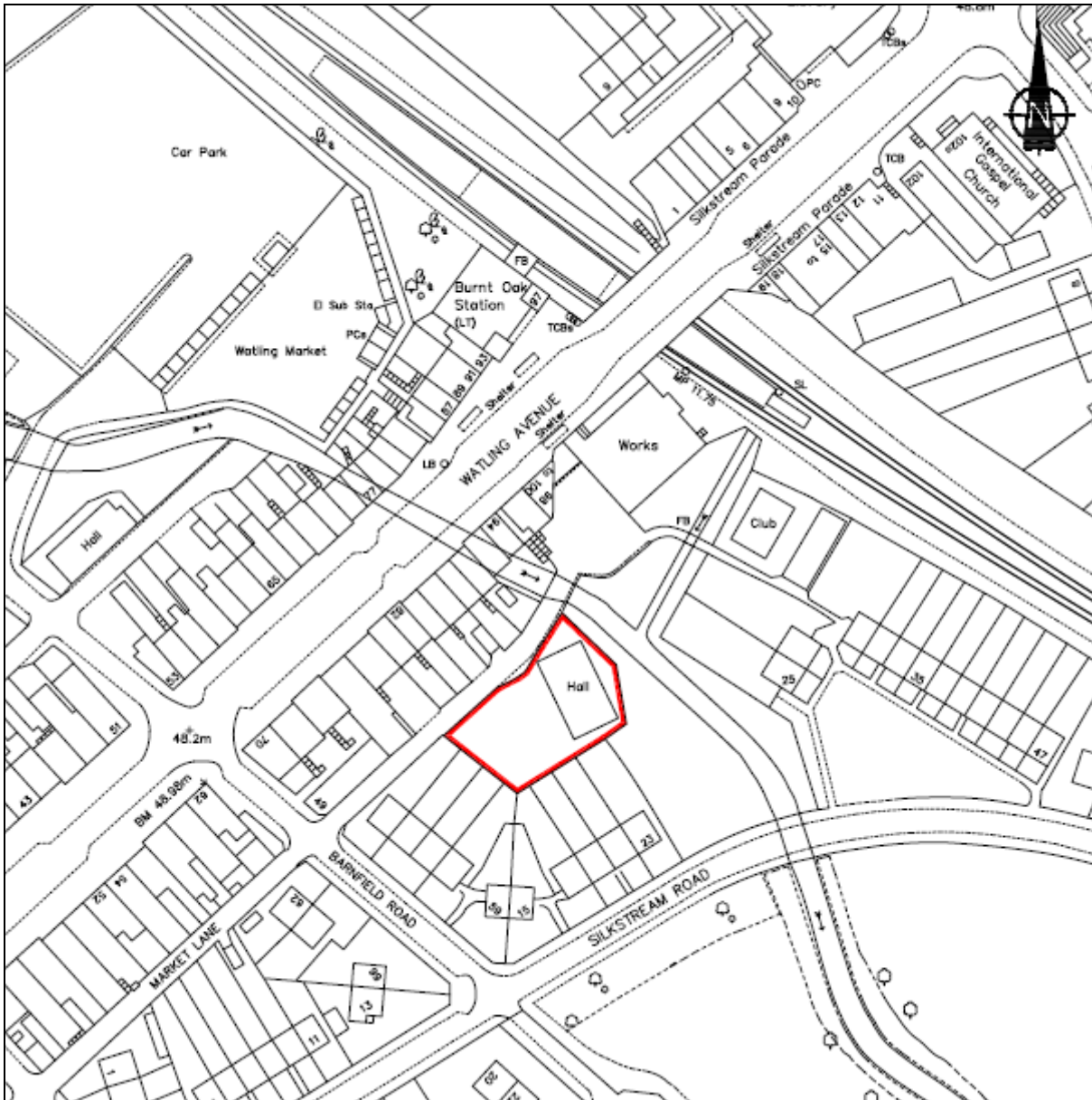
A large community hall measuring 1,951 sq ft with outside space adjacent to Burnt Oak's commercial area and near to Burnt Oak Underground Station

Expressions of interest sought before 28 August 2009

**For a lease of 15 years with a guide price of £20,000 per annum
exclusive**

**Applicants are invited to request a rent free period as a landlord's
contribution towards refurbishment costs**

Site Location Plan



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Description

Gross internal area (GIA) of the building is:

- 8.2 meters by 10 meters equating to 181.3 meters square (1,951 sq ft)

The outside area of the building measures (approximately)

20 meters by 20 meters equating to 400 meters square (4310 sq ft)

Planning

The property has been used as a community centre for a number of years. Applicants are advised to make their own planning enquiries.

Rates (payable by Lessee)

The values below have been copied from the Valuation Office Agency website (www.voa.org.uk) applicants should verify the accuracy of this information:

Rateable value:	£ 3,250.00
Rate in the £ for 2009/2010	£0.481 (Small Business Relief)
Rates payable for 2008/2009	£1,563.25

Costs

The prospective tenant will be responsible for the Council's legal and surveying costs which are as follows:

- Legal fees - £1,000
- Surveyors fees - £1,000

Viewing

Viewing is on the following dates and times:

- **Friday 31 July 2009 between 2.30pm and 3.15pm**
- **Thursday 6 August 2009 between 2.30pm and 3.15pm**
- **Thursday 13 August 2009 between 11.00am and 11.45am**
- **Tuesday 18 August 2009 between 11.00am and 11.45am**

Further Information

Simon Shaer (simon.shaer@barnet.gov.uk)	
Property Services and Valuation London Borough of Barnet Building 4, North London Business Park Oakleigh Road South, New Southgate London N11 1NP	Phone: +44 208 359 7367 Fax: 0870 889 7450

INSTRUCTIONS ON SUBMISSION OF EXPRESSION OF INTEREST

Offers

Interested parties should make written offers on the attached interest form stating:

1. Proposed use of premises
2. Rental offer per annum (payable quarterly in advance)
3. Requested rent free period.
4. Description of community operation and history

For guidance the Council is looking for a rental offer in excess of £20,000 per annum.

All offers are subject to contract.

Refurbishment

The hall is in need of substantial refurbishment and the London Borough of Barnet is willing to provide a proportion (up to 50% of cost) by way of a rent free period to cover these works. Please note that any rent free period needs to be in proportion to the length of lease, rent offered and the works undertaken.

References

The prospective tenant will be required to provide satisfactory references prior to the Council granting a lease. The references should take the form of the following:

- a professional reference (accountant, solicitor etc.),
- a previous landlord's reference, a trade reference (one who has business dealings with the prospective tenant for a period of at least three years) and
- a bank reference which must support the rent for the lease.

The reference requirements will be determined when the offer is accepted by the Council.

INSTRUCTIONS ON SUBMISSION OF EXPRESSION OF INTEREST

The property is offered by way of a non binding expression of interests with bids to be received by no later than 5pm on the 28 August 2009.

Please return all three pages of the interest form below.

The interest form should be received in a plain envelope, securely sealed, with no distinguishing marks indicating the identity of the sender. The envelope should contain the three pages of the interest form.

**EXPRESSION OF INTEREST FOR
COMMUNITY HALL, MARKET LANE, HA8**

Closing date: 28 August 2009

Closing time: 5pm

Head of Property Services
London Borough of Barnet
Building 4, North London Business Park
Oakleigh Rd South
London N11 1NP

CONFIDENTIAL

Email Correspondence

Please note that all correspondence on this matter will only be sent out by email.

**EXPRESSIONS OF INTEREST FORM FOR
COMMUNITY HALL, MARKET LANE, HA8 (PAGE 1/3)**

[To be completed in capitals save for the signature(s)]

To: The Mayor and Burgesses of London Borough of Barnet

I/We: _____

Address _____

Telephone No: _____

Email: _____

(All information regarding the result of the applicant process will only be sent by email)

By this offer to lease from the Council the property described in the particulars as described above at the annual exclusive (not including any other charges) rent of:

Amount of rent offered £ _____ per annum

(amount in words) _____

Requested rent free period _____

Proposed use of premises _____

Description of community operation and history

**EXPRESSIONS OF INTEREST FORM FOR
COMMUNITY HALL, MARKET LANE, HA8 (PAGE 2/3)**

(If extra room is required please attach written submission on a separate sheet)

Proposed Lease Terms

- a. The Council will grant a lease for the property for:
 - a maximum term of 15 years
 - a minimum term of five years
 - a review of the rent will be required at the end of the fifth year
- b. The annual rent will be payable in advance by direct debit by four equal instalments on 25 March, 24 June, 29 September and 25 December
- c. The prospective tenant will be responsible for the payment of all rates, utilities and other outgoings
- d. The prospective tenant will be responsible for keeping the whole of the property in good repair and condition
- e. The prospective tenant will be permitted to assign the whole of the premises subject to the prior written consent of the Council, such consent not to be unreasonably withheld provided that the proposed assignee satisfies the Council's financial checks.
Subletting will not be permitted
- f. The prospective tenant will be responsible for keeping the Council fully indemnified against all claims and liabilities, which may be made against the Council
- g. The prospective tenant will not be permitted to erect any telecommunications equipment on any part of the outside of the premises without the prior written consent of the Landlord. This does not effect the installation of a telephone
- h. The lease will be excluded from the provisions of Section 24-28 of the Landlord & Tenant Act 1954
- i. No structural alterations permitted. Other alterations will be subject to the Council's prior written consent
- j. The prospective tenant will be required to reimburse the landlord's costs incurred in insuring the premises.
- k. There will be a mutual break at the end of the seven years and six months.
- l. Other terms will be in accordance with the Council's standard form of lease.

**EXPRESSIONS OF INTEREST FORM FOR
COMMUNITY HALL, MARKET LANE, HA8 (PAGE 3/3)**

Signed: _____

(signature(s), of or on behalf of the applicant(s)) agreeing to the offer on page 1 of 3 and the proposed lease terms on page 2 of 3

Dated _____

Full name(in caps): _____

Solicitors name: _____

Solicitors address: _____

Telephone: _____

Email: _____

Particular Disclaimers

The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.

All statements made herein are made without responsibility on the part of the London Borough of Barnet and its employees, and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.

The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter. The Council is not obliged to accept the highest or any offer received

Misrepresentation Act 1967 and Property Misdescriptions Act 1991 - The Council gives notice that:-

1. The above information does not constitute part of an offer or contract.
2. All statements made in the above information are without responsibility on the part of the council or its officers.
3. None of the statements contained in the above information should be relied on as statements or representations of fact.
4. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness and accuracy of the above information.
5. The council does not propose issuing instructions to agents and if you are an agent it is assumed that you are retained by your client.

Conditions of application - Please note the following:

- a) In no case shall any applicant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.
- b) The Council is not obliged to accept the highest or any offer received.
- c) No offer can be considered in which the sum is identified or calculable by reference to any others.