



HYNDBURN

**The place to be
an excellent council**

TO LET

FORMER COMMUNITY CENTRE

**ARTHUR WILSON CENTRE, PICKUP STREET,
CLAYTON-LE-MOORS. BB5 5NS**



CLOSING DATE FOR BIDS – NOON WEDNESDAY 5TH JANUARY 2022

Description

The property comprises a purpose built 1960's community centre on Pickup Street, Clayton-le-Moors.

The property offers a community hall 174.05 sq m, classroom/office 31.90 sq m, kitchen 15.54 sq m, ladies, gents and disabled toilets. The property has an adjoining car park with parking for approximately 6 cars plus 1 disabled space



Community hall



Office / Classroom



Kitchen

Uses

The property has previously been used as a community centre but could be suitable for a wider variety of office based uses subject to acquiring the necessary consents. Prospective tenants should make their own enquiries to satisfy themselves that the property is suitable for their intended use.

Location

The premises are located off Whalley Road, Clayton-le-Moors, opposite Clayton Civic Hall and adjacent to a doctors surgery in a mixed residential / commercial / retail area. There is a public car park in the immediate vicinity.

The property is located approximately 2 miles to the north of Accrington Town Centre and is close to a bus route.

Bids

Bids are invited to lease the building and adjoining land/car park for a leasehold interest on a full repairing and insuring lease.

All bids received by the closing date will be considered without prejudice by the Council's Cabinet in January / February 2022 and decision will be made as to the preferred use of the site.

The successful bidder will be notified after the call in period and all discussions and negotiations will be without prejudice and subject to contract.

Lease terms will be agreed by negotiation with the landlord medium to longer term leases available to interested parties. All new lettings are subject to the receipt of satisfactory references.

Interested parties are invited to submit bids providing as much information as possible as to use, funding and previous experience. See Appendix 1

Viewing

Viewing is to be by appointment only by contacting Mandy Catterall on 01254 380144 or mandy.catterall@hyndburnbc.gov.uk

Business Rates

The rateable value of the property is £3,800

Business Rates are subject to changes please telephone Hyndburn Borough Council Business Rates (01254) 380287 for more information.

EPC RATING

The property has a rating of C. A copy of the certificate and report can be provided on request.

Surveyors and Legal Fees

The ingoing tenant is responsible for the landlord's reasonable legal and surveyors costs in connection with the leasing of the premises.

Enquiries

For further information please contact :

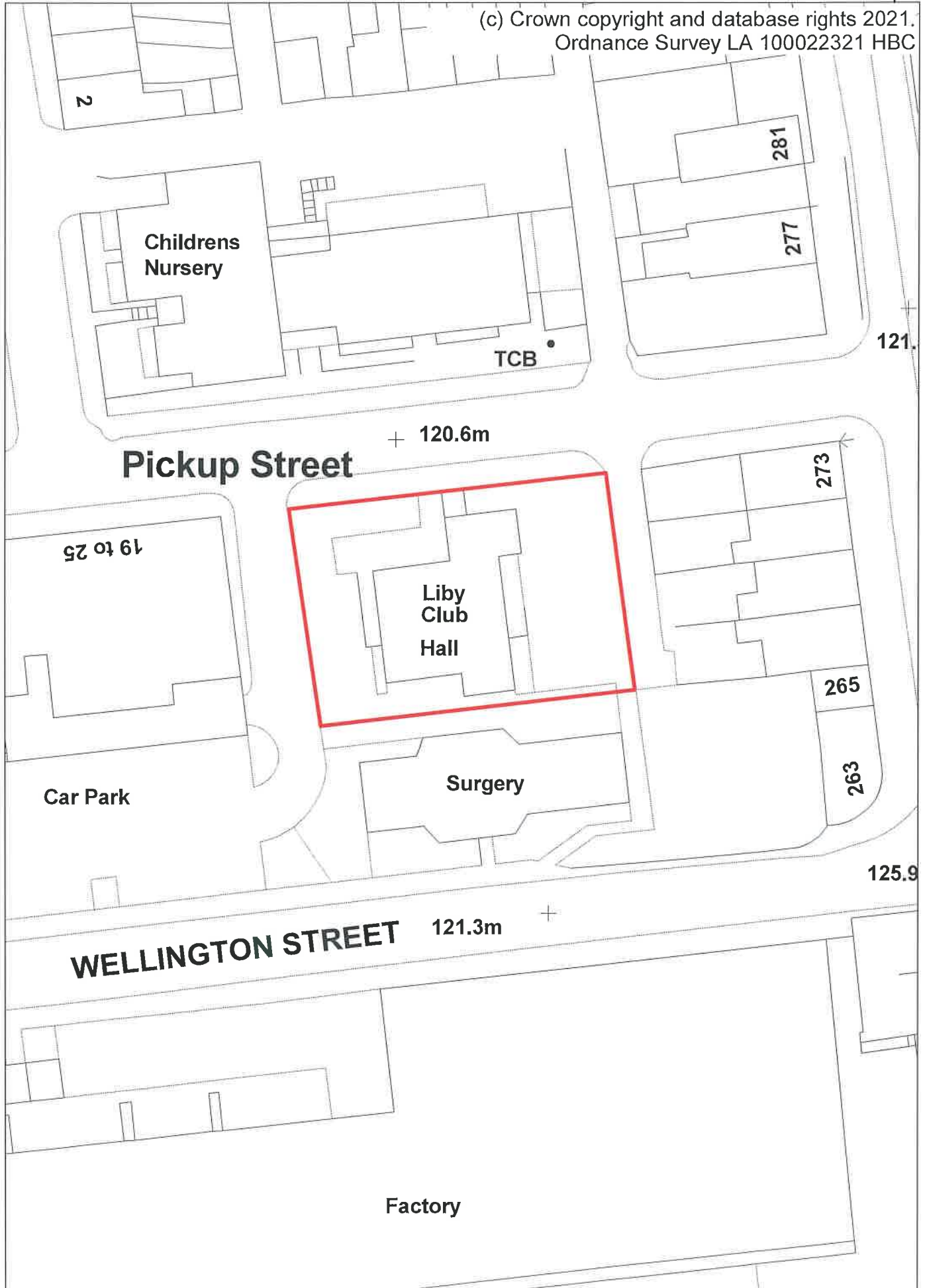
Hyndburn Borough Council Corporate Property
Scaitcliffe House
Ormerod Street
Accrington
Lancashire
BB5 0PF
Tel. 01254 380144

e-mail - mandy.catterall@hyndburnbc.gov.uk

Please Note: The information provided in these particulars is set out as an outline only, for guidance and does not constitute an offer or part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them. Details last updated November 2011



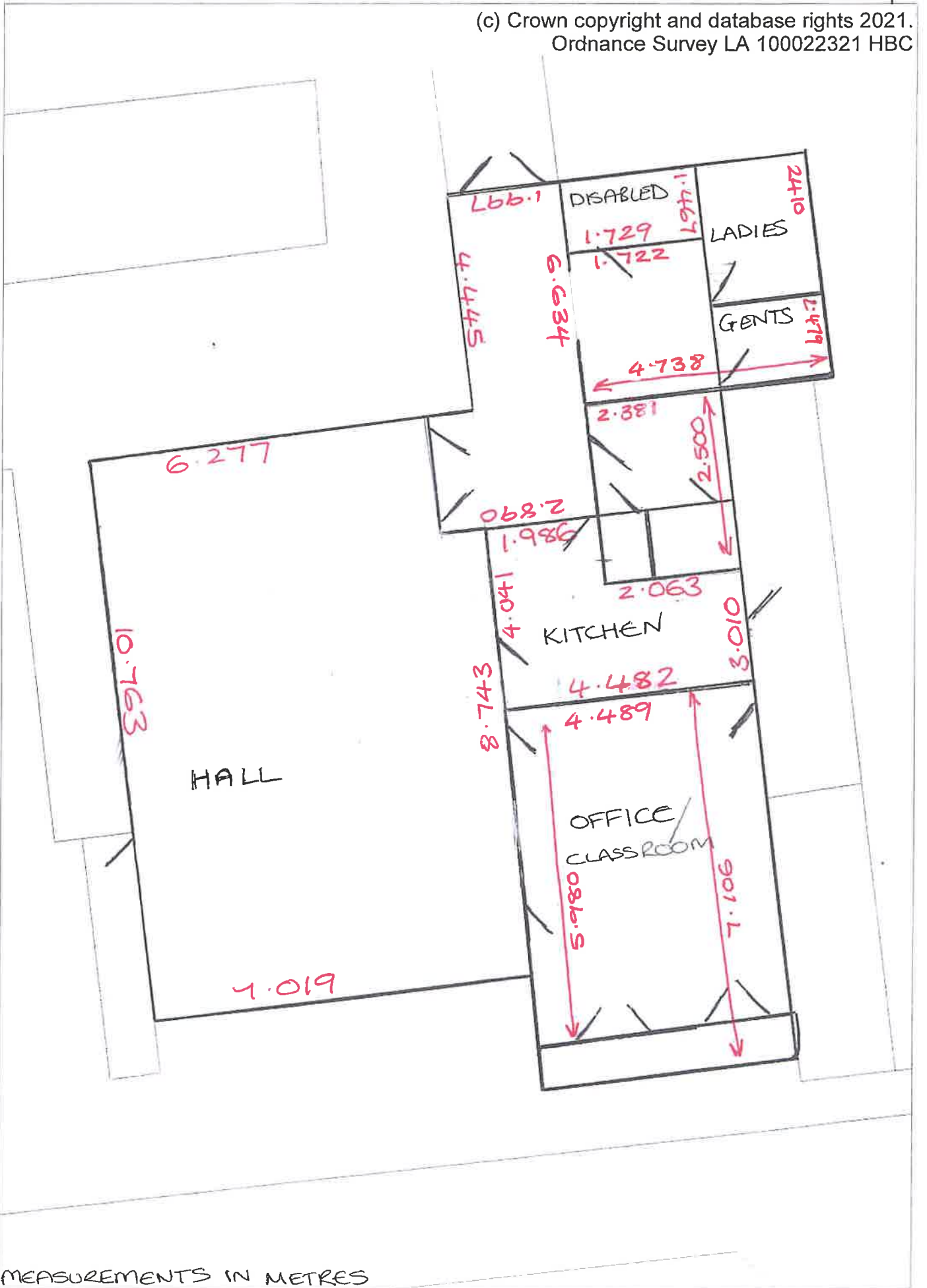
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MEASUREMENTS IN METRES

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Scale: NOT TO SCALE

INVITATION TO BID should include the following

PROPOSED TENANT
CURRENT ADDRESS
REGISTERED COMPANY NUMBER / REGISTERED CHARITY NUMBER (if applicable)
PROPOSED USE including target audience, numbers expected to use the facility, income generation, etc
FUNDING DETAILS (grants, income generation, etc)
ESTIMATED OUTGOINGS including set up costs, energy costs, compliance costs, testing of supplies, plant & equipment, repairs, maintenance business rates, wages, resources etc
PAST EXPERIENCE – delivering services, running a similar site, evidence of resources
PROPOSED LEASE TERM
PROPOSED RENT
SOLICITORS
ANY OTHER INFORMATION/SUPPORTING EVIDENCE e.g. partners, grant offers, planning

PLEASE RETURN THE BID AND SUPPORTING EVIDENCE NO LATER THAN NOON ON WEDNESDAY 5TH JANUARY 2022 TO:

- **MRS.M CATTERALL, HYNDBURN BOROUGH COUNCIL, SCAITCLIFFE HOUSE, ORMEROD STREET, ACCRINGTON. BB5 0PF, or,**
- **mandy.catterall@hyndburnbc.gov.uk**