



Sunray Community Centre Information Pack

Overview of Sunray Community Centre

- Facilities at the Sunray Community Centre
- Current Hirers at the Sunray Community Centre
- The Heads of Terms for the Sunray Community Centre



Facilities

The following facilities are included in the building:

- Male and Female WC's
- Small kitchen area
- Electric heating and wall mounted air conditioning units
- Mains water and sewerage
- Mains electricity
- Bar area
- Stage area
- Stage lighting

In addition, there is a Liquor licence for the premises held by the current leaseholder. Any new leaseholder will need to apply for a licence if the premises is to continue to be able to offer alcohol.

The leasee will be responsible for charges related to:

Utilities. This includes but is not limited to:

- Electricity
- Water

Charges

- Rates

Repairs and maintenance

- Any repairs and maintenance required to maintain the interior and exterior of the premises during the term

Current Hirers

There is an expectation of the new lessee that existing bookings and community uses will be honoured for a minimum of 1 year from the award of the new lease.



Heads of terms – Subject to Contract.

These heads of terms are indicative and do not constitute an offer to let.

Sunray Community Centre, Knollmead, Surbiton, KT5 9QP

Landlord: Royal Borough of Kingston upon Thames

Tenant: To be advised.

Transaction: The grant of a lease to the Tenant of the Sunray Community Centre

Term of Lease: 5 year lease. Sections 24-28 of the Landlord and Tenant Act 1954 referring to security of tenure are to be excluded.

User: As a community centre within Class E of the Town and Country planning use classes order 1987 as amended.

Property: The site, buildings and grounds all as shown on the plan and edged in red. Please note an area to the East currently within the bounds of the centre is excluded and will be fenced off by the Landlord.

Rent: £1,800 per annum payable monthly or quarterly in advance. (Equates to £150 per month)

Rent free period – An initial rent free period of six months will be granted

Rent Reviews: None

Alienation: Not permitted

Alterations: Permitted with landlord's consent.

Other terms:

Repairs: The tenant is required to maintain the interior and exterior of the premises during the term but not to put the property in better condition than at the commencement of the term.

Statutory Compliance: The tenant will be responsible for all statutory compliance matters within the premises including but not limited to maintenance of electricity and water installations, fire safety installations and equipment as appropriate to the type and use of the premises.

Insurance: The Landlord will insure the premises against the usual perils under its all risks building policy. The premium will be recharged to the tenant. The tenant will undertake its own contents, third party and occupiers liability insurance at its own cost.

Legal Costs: Each party to bear own

Landlords Solicitors: SLLP, Gifford House, 65c St Helier Avenue, Merton SM4 6HY



Tenants Solicitors: TBA



Suitability Criteria for the Sunray Community Centre

Local organisations will be considered, including but not limited to:

- Existing community organisations
- Newly formed community organisations
- Community Interest Companies (CIC)

Community Space: Use Class

Class D1 only– as a community hall / space for community use to support the local area and those living in it.

The following uses are strictly prohibited:

- Rehabilitation Centre
- Medical facility, clinic or analogous treatment facility or centre for distributing needles
- Job centre
- Use as, or in connection with, public worship or religious instruction
- Any immoral or illegal use.
- Use as, or in connection with, political organisations
- Funeral Parlour
- Discotheque or nightclub