

**EXPRESSIONS OF INTEREST INVITED
IN RELATION TO POTENTIAL NEW LEASE OF
THE PAVILION AT VALE HEAD PARK, HEMSWORTH,
PONTEFRACT, WF9 5JA**



**Prominent building in well used and popular public park
Potentially suitable for a variety of uses**

Wakefield Council is considering the possibility of granting a lease in respect of the pavilion at Vale Head Park, to allow a tenant to undertake activities in keeping with the nature of the park, whilst providing best value for the community to the Council.

As the first stage in this process, expressions of interest are being invited.

PROPERTY

The building comprises steps leading up to a verandah, which provides access into the main area of the building, as well as stores and toilets at each end.

Internally, there is a main open area, with smaller kitchen area and pantry leading off it. At each end of the building are storage areas, with further sink and toilet facilities.

LOCATION

The property is prominently located inside the park, which itself is accessed off the B6273 Wakefield Road, just to the north of Hemsworth.

GENERAL TERMS

By definition this is an open process and final terms are to be agreed. However, some guidelines are set out below highlighting certain basic principles which the Council is likely to expect to need in any lease:

Tenure: New lease, outside Landlord and Tenant Act 1954 (i.e. no security of tenure for tenant at the end of the agreed term).

Demise: Ground floor of the pavilion. The Council will retain the undercroft, which is self-contained for their own use (currently as stores for grounds maintenance) i.e. this area will be excluded from demise.

There is potential for some use of outside space – although this is not likely to be included within the demise as the park is for general public use.

No on-site parking, but public parking is available across the main road in Vale Head car park.

Terms: Internal repairing and insuring.

Rent: Offers in the region of £7,500pa, exclusive of other outgoings.

Use: A variety of uses may be considered, subject to a tenant gaining relevant planning or other necessary consents. Any use will have to be in keeping with the nature of the park and benefit the local community. The Council will have to balance commercial and community

interests in coming to a final decision as to whether or not to let the property and if so, on what basis.

Planning: Tenant will be responsible for ensuring that any relevant planning (or other) consents are in place for their proposed use. The property is currently not rated for business rates as located within a park, but a new assessment will be required following the change of use.

Access: Access arrangements to be agreed.

Alterations: A tenant may be permitted to make alterations subject to Council's prior approval and possibly subject to provision for reinstatement.

Tenant's responsibilities:

Providing all furniture, equipment and consumables (any items shown in attached photos are not necessarily available with the property, but may be, subject to agreement).

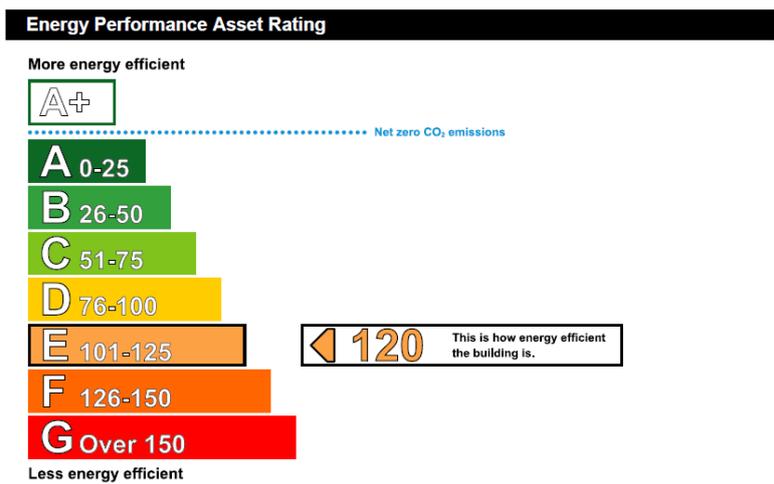
Paying for all services, utilities and business rates (a new assessment is likely to be required).

Insuring for any cover required beyond Council's standard block policy (currently building insurance for fire, lightning, explosion and aircraft).

Costs: Tenant to cover Council's legal and surveyor's fees, expected to be approximately £393 and £250 respectively.

Energy Performance Certificate (non-domestic building):

Certificate Reference Number: 0090-0738-0849-1728-6002



Format of expressions of interest:

Who the tenant would be (individual, group, organisation limited company etc) and confirmation of the legal entity who / which would sign a lease and be the tenant. Some brief background information, history and aims would be helpful.

What the proposed use is and how that ties in with the park and wider community.

How long a lease would ideally be required.

What rent is offered.

Viewing:

To arrange a viewing please contact Helen Todd or Richard Abbiss on 01924 305845 or email: Helen.Todd@arcadis.com and Richard.Abbiss@arcadis.com

Contact address: Property Team, Engie Partnership, c/o Wakefield Council, Wakefield One, PO Box 700, Burton Street, Wakefield, WF1 2EB

SUBJECT TO CONTRACT / COUNCIL APPROVAL

Internal photos

NW internal



SE internal



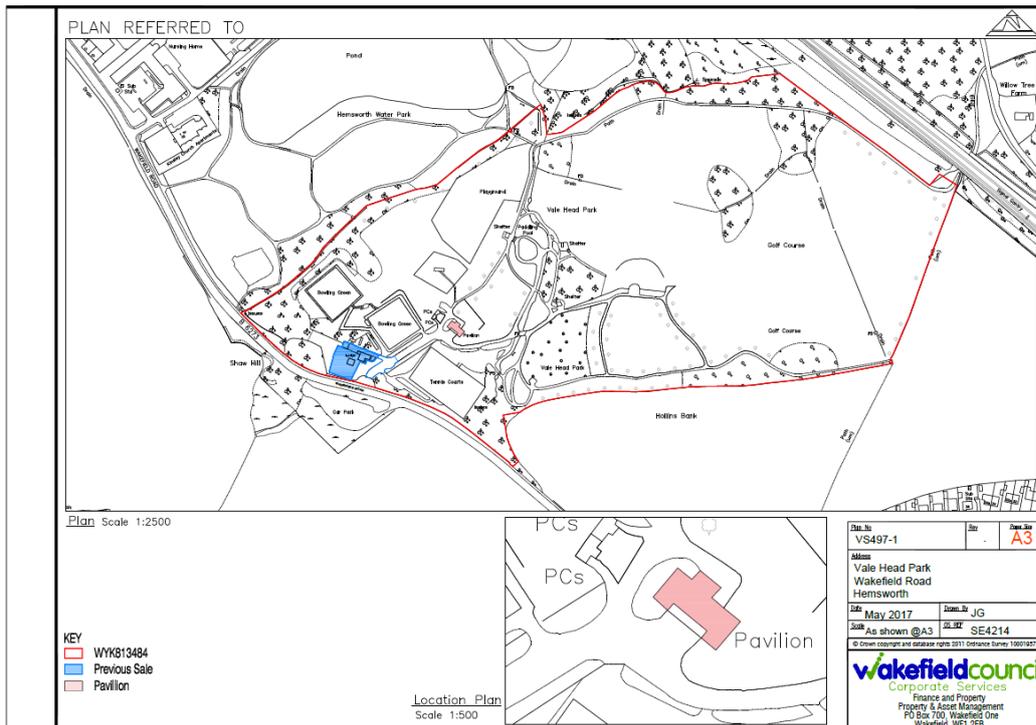
NW storage and toilet area



SE storage area



Plan: Not to scale – for identification only



These particulars do not constitute, nor constitute any part of, an offer or a contract. They are intended to give a fair description of the property referred to but whilst believed to be correct any intending lessee must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements hereby contained.