

Economic Regeneration
Beech House
Witham Park
Waterside South
Lincoln
LN5 7JH

Tender Opportunity

28th January 2012
Mablethorpe Old Library

Tel: (01522) 550500
Fax (01522) 516720

Please find attached a copy of a tender for the lease of Mablethorpe Old Library, Victoria Road, Mablethorpe.

Lincolnshire County Council in partnership with East Lindsey District Council is looking for suitable tenants to run the building as an economic enterprise for the benefit of the local community.

Applicants will be expected to submit a full tender proposal, including a business plan, highlighting proposed activity, including job creation and evidence of income/ability to fund the running of the building.

The deadline for proposals is the 5th March 2012

The building will be under going full refurbishment throughout March to ensure the successful applicant has a fit for purpose facility with potential occupancy from summer 2012.

If you require further details of the capital works and details of the lease please contact Lewis Mason – lewis.mason@lincolnshire.gov.uk. If you have any further queries please contact Nicola Radford – Nicola.radford@lincolnshire.gov.uk

Yours sincerely
NRadford

Lincolnshire COUNTY COUNCIL

Beech House, Waterside South, Lincoln LN5 7JH

Former Library Building, Victoria Road,
Mablethorpe, Lincs.

TENDER OPPORTUNITY



An opportunity has arisen to take a lease on this former library building situated on the busy Victoria Road, approx. 140 metres from the high street in the coastal resort of Mablethorpe in Lincolnshire. Lincolnshire County Council in partnership with East Lindsey District Council are committed to bringing the building back into a sustainable use that will help meet our strategic aims, to include, improving the resident/visitor offer in Mablethorpe, supporting the local economy by the development of an enterprise and provide local training opportunities.

Description

Built circa 1900, this former shop premises was converted to a library in 1951. It is of two storey construction in brick with a pitched slate roof and single glazed timber framed windows. There are no on site provisions for car parking.

Accommodation

The building is set out over two stories. The ground floor accommodation comprises the former lending library space, children's area and storage, all of which would previously have been utilised as retail space.

First floor includes the former reference library, rest room, WC, kitchen and work area. Total net internal area approx. 2453 sq ft / 227.88 m².

The building is currently being fully refurbished to include a DDA compliant lift to the first floor and a kitchen area on the ground floor.

The proposal is that the building will be operational by the summer of 2012 and the new tenants will work with Lincolnshire County Council and East Lindsey District Council in the interim months developing the site and agreeing the lease and management arrangements.

Services

All mains services are available to the property and the building has the benefit of gas fired central heating.

Access

Entry to the building is via Victoria road. There are also rights of access for loading from the pathway at the side of the building.



Terms

A new lease of 25 years is offered with an annual peppercorn rent for use of the building by an enterprise, Partnership, or collaboration

The successful tenant will be liable for payment of all utility bills and insurance costs for the duration of the lease, including all repairs and on-going maintenance costs.

There will be a requirement (though funding secured via DEFRA) for an exhibition space for a flood awareness campaign for a period of three years to be installed in the Old Library. The terms of this will be agreed with East Lindsey District Council prior to the lease being released.

There is an opportunity for the successful tenant to benefit from the current On-Line Revolution programme in Mablethorpe, looking to develop a coastal creative technology hub – this programme could open up funding for the installation of digital technology on site.

Application Process

Interested parties must complete and submit a business plan, and supporting documentation to include details of

- Organisation structure/ copy of constitution/Memorandum etc
- Proposed activity – including details of community benefit, job creation, training opportunities, business support
- Three year cash flow forecast
- Partnership working/ collaboration
- Sustainability options for the future use of the building

In the event of more than one applicant, potential tenants will be evaluated on the basis of, Financial standing, Jobs created or safeguarded and potential contribution to the local economy.

Agents

Lincolnshire County Council, Beech House, Waterside South, Lincoln
LN5 7JH

Legal Costs

The incoming tenant to be responsible for their own legal costs.

Commercial Lease Code

You should be aware that the code of practice on commercial leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, or solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations.

Class Use

D1 – Non Residential Institutions. Change of use will be subject to planning authority, East Lindsey District Council.

Business Rates

At present the building is unoccupied. In its former use it attracted an annual rates liability of £4,850. However, this figure would be revised, depending on the end use of the property following its acquisition.

Contacts

For queries relating to the capital works of the building and terms of the lease contact

Lewis Mason
Lincolnshire County Council
Beech House
Waterside South
Lincoln

Lewis.mason@lincolnshire.gov.uk

Tel: 01522 550608

For queries relating to the development of the business plan and links into local strategies contact

Nicola Radford
Lincolnshire County Council
Beech House
Waterside South
Lincoln

Nicola.radford@lincolnshire.gov.uk

Tel: 07500 992115

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