ALL EXPRESSIONS OF INTEREST ARE INVITED FOR
TREETON YOUTH CENTRE

- Potential for freehold purchase / commercial or asset transfer lease agreements
- Suitable for a number of uses — Subject to Planning
- Building GIA extends to 207.8 sqm
- Site area of approx.0.19 Ha (0.48 Acres)
- Closing date for submissions is 12noon 28th February 2019.
Treeton Youth Centre Located at:
Church Lane, Treeton, Rotherham S60 5PZ

Location
The property is located on Church Lane, Treeton. The site is approximately 5 miles south of Rotherham Town Centre with good access to Sheffield and the M1/M18 motorway networks.

Description
Originally built in circa 1887 as an infant school, this building has been used more recently as a youth centre. The main building is a single storey structure constructed with stone walls under a pitched tile roof.

Area
The site extends to approximately 0.19 hectares (0.48 acres).

Planning
Under the Local Plan the land is allocated as residential, it is therefore assumed that the site may be suitable for residential development. The property is also situated within the Treeton Conservation area, as such additional development controls may apply to new developments.

Interested parties are however advised to make their own enquiries with RMBC Planning Department Tel: 01709 823835 or e-mail: development.management@rotherham.gov.uk.

Expressions of Interest
Expressions of interest are sought for the possible freehold disposal, commercial lease or asset transfer lease of Treeton Youth Centre. All expressions of interest must be made in accordance with the attached guidance, on an Official Interest Form and returned in an envelope with the Official Interest Label attached at any time, though no later than 12noon of 28th February 2019. Please note that the Council are not bound to accept any proposal submitted for the property. This marketing exercise is undertaken solely to gauge interest for the building. The future of the building is to be determined by Cabinet at a date yet to be decided.

Viewings
Viewings are to be via prior arrangement only but the site may be viewed from the public highway at any reasonable time.

For further information contact:
Lindsay Johnson
Tel: 01709 254016
Email: Lindsay-costello.johnson@rotherham.gov.uk

Notice
The Council hereby gives notice that these particulars are set out as general guidance of intended purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and any other details are given without responsibility. Any intending purchasers/tenants should not rely on them as statements or representative of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Neither the Council, nor any of its officers, has any authority to make or give any representations of warranty, whatever in relation to this land/property.
For information purposes only—not to scale.
All “Expressions of Interest” are made on the basis of the following Guidance Notes

1. The Council invites all interest in the subject property and the closing date for receipt of all “Expressions of Interest” is 12 noon on 28th February 2019. However, all interested parties must be aware that the Council is obliged to consider any and all other expressions submitted for the building until such time as a final decision has been taken on the future of the building and formal contracts are exchanged between parties for whatever transaction is finally agreed.

2. Expressions of Interest can be made for either a commercial full repair and insuring lease for a period of no more than 25 years at a market rent, community asset transfer, freehold disposal or any other proposal - the Council will consider all submissions made.

3. All Expressions of Interest that are made (either by way of an initial premium or an annual rent) must be specified in Pounds Sterling (GBP).

4. Expressions of Interest made with any offer sum must be for a specific sum, not calculated by reference to any other Expression of Interest, calculation or formula.

5. Expressions of Interest can be made on both a conditional or unconditional basis, but full details of the basis of any conditions attached to the submission must be included on the submission form in the space provided or attached as a separate sheet.

6. If there is any further information as part of your Expression of Interest that you wish to be taken into account in the Council’s decision making process then this should be fully documented and included on the submission form in the space provided or attached as a separate sheet.

7. Interested parties must be made aware that the Council is not duty bound to accept the highest monetary interest in the building and reserves the right to discount any or all expressions of interest received.

8. The Council will not be liable for any costs incurred whatsoever by the interested parties in submitting their Expression of Interest for the property - all costs incurred are entirely at risk of the interested parties.

9. Following the closing date and on examination of all the "Expressions of Interest" received by that date, the Council reserves the absolute right to extend the marketing process (if deemed necessary) by inviting further Expressions of Interest to be made within a revised closing date. In this event all interested parties whom
have already submitted an Expression of Interest will be notified within 14-days and given the opportunity to resubmit their interest by the revised closure date.

10. Following the initial or revised closure date, the Council will endeavour to notify all interested parties who have submitted an Expression of Interest the outcome of the informal marketing process within 28-days of the closure date.

11. All interested parties should be aware that whatever transaction is finally decided for the future of the property (commercial lease, community asset transfer lease or other) then the parties will be responsible for making a contribution towards the Council's Legal and Professional Fees for dealing with the transaction and the fees shall be payable upon completion of the transaction.
EXPRESSION OF INTEREST FORM
TREETON YOUTH CENTRE

TO BE RETURNED ON OR BEFORE 12noon Thursday 28th February 2019
FAO: Lindsay Johnson (Strategic Asset Manager)
Strategic Asset Management Team Riverside House Rotherham S60 1AE.

Located at:
Church Lane
Treeton
Rotherham
S60 5PZ

Interested Party Details

Interested Party (Company or Individual Name):
_____________________________________________________________________

Company Reg No. (If Applicable) ___________________________________________

Address: ______________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

Telephone No: ________________ Email: ______________________

Can you please advise as to what your interest in the property would be;

(please tick box as appropriate)

Freehold Purchase? □

Commercial Lease? □

Community Asset Transfer? □

Other? (please specify below) □
If your interest is to purchase the freehold of the building then please specify below what your offer would be?

£ (________________________________________)  
please also insert amount above in words

Please also confirm your intended use for the premises;
___________________________________________________________________

If your interest is to take out a commercial lease on the building then please specify below what rental per annum you would be prepared to pay for your intended use?

£ (________________________________________)  
please also insert amount above in words

Please also confirm your intended use for the premises;
___________________________________________________________________

PLEASE NOTE:- If your interest in the property is for a commercial lease then the amount inserted above is to be solely your proposed rental amount (exclusive of all other outgoings) and in addition to the rent you will be responsible for the payment of all other outgoings in relation to the property. Also please note that any commercial lease granted on the property will be on a full repairing & insuring basis.

If your interest in the building is by way of a Community Asset Transfer lease then please describe:-

a) What type of organisation you are? (please tick all boxes that apply)

☐ Partnership  ☐ Constituted Group
☐ Company Limited by Guarantee  ☐ Public Sector
☐ Charity  ☐ Voluntary Organisation
☐ Community Interest Company  ☐ Consortia (if so, provide names of partner organisations)
☐ Newly formed group for Asset Transfer  ☐ Other (please specify)

b) Why you are interested in the property and your proposals for it, providing as much detail as possible;
PLEASE NOTE:- If your interest is for a community asset transfer of the property, then should the Council wish to investigate this option further, your organisation will be required to complete the Council’s Community Asset Transfer Application Form.

If your interest in the building is for any other proposal than to those mentioned above, then please provide as much detail as possible below:

(Continue on separate paper/include within supporting documentation if necessary)

Is there any other information/supporting documentation that you wish the Council to consider as part of your Expression of Interest?

(Continue on separate paper/include within supporting documentation if necessary)

If your Expression of Interest for your proposed transaction is made subject to any conditions – then please provide full detail of these below:
PLEASE NOTE THAT THE COUNCIL ARE NOT DUTY BOUND TO ACCEPT ANY PROPOSAL SUBMITTED FOR THE PROPERTY – THIS INFORMAL MARKETING EXERCISE IS UNDERTAKEN SOLELY TO GAUGE THE “EXPRESSIONS OF INTEREST” FOR THE BUILDING AND NOTHING ELSE.

To the best of my knowledge, I am not related to any elected Member or Senior Officer of the Council, and submit the above as my offer.

Signed ________________________________ Date ________________

Once all the expressions of interest have been received the Council will endeavour to advise you as soon as possible on the final decision for the future of the hall.
Offer Enclosed: DO NOT OPEN

Submit to:

FAO The Strategic Asset Manager
Asset Management Service
Rotherham Metropolitan Borough Council
Riverside House – 2nd Floor Wing C
Main Street
Rotherham
S60 1AE

FOR OFFICE USE ONLY

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Cut around the dotted line and stick this label to your envelope.

The envelope shall not bear any name or mark indicating the sender, as your offer may be invalidated and not considered.