

To Let for community use

Bingham Community Centre

1C Bingham Avenue, Edinburgh, EH15 3HZ



Location

Bingham is situated in the east of Edinburgh and is close to Niddrie.

The Bingham Community Centre is situated within the predominantly residential area of Bingham where properties are a mix of Council social rented and privately owned.

Easily accessible by local residents of both Bingham and Niddrie, Bingham Community Centre's location makes it an ideal base for serving the local community.

Description

Bingham Community centre is located within a larger building, part of which is leased out for office accommodation.

The property is on one level with reception access to the building.

Current Position

Until recently the property was occupied and run by a management committee of local individuals to provide community facilities for the local community. The Council is seeking a tenant who can ensure that the building continues to be used for the community going forward. It is anticipated that the tenant will look to run the

building in the future with minimal financial and staff support from the Council.

Accommodation

The Gross Internal Area has been assessed as approximately 250 m² (2691 ft²)

Rooms

- Dining Room
- Kitchen
- Common Room

Toilets

- Single WC
- Female Toilet
- Male Toilet

Storage/Plant

- Store 1
- Store2
- Boiler Room



Rateable Value

The subjects have a current rateable value of £10,100.

Any new tenant would have six months to appeal the rateable value.

Discretionary relief may apply depending on the tenant's status and the use to which the property will be put.

Further information on rateable value, rates charges and rates payable can be found at www.saa.gov.uk or 0131 344 2500

Planning

The property is not a listed building.

Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Service at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG on 0131 529 3550 or planning@edinburgh.gov.uk

Condition

The building condition is classed as B - Fair on the Council's Civica database and it would benefit from general upgrading works both externally and internally.

Services

Mains gas, electricity, water and drainage are connected and all charges for such services will be the responsibility of the Tenant.

Viewing and Further Information

The property may be viewed by appointment only.

Please contact Amanda Fraser, Estates Surveyor on 07864955359, or at amanda.fraser@edinburgh.gov.uk

Submission of Proposal

A proposal should be submitted that covers the main terms of your proposed lease including but not limited to Rent, Utilities, Non-Domestic Rates, Maintenance, Statutory Compliance, Cleaning and Caretaking services. A draft Heads of Terms document can be provided upon request to aid your submission.

The deadline for submission of proposals is **12 noon on 17 July 2024** and should be sent to: offers@edinburgh.gov.uk

Details for Submitting Offers:

1. Notes of interest should be registered with the Council's Officer/Surveyor using the contact details above.
2. All offers must be received by 12 noon on the closing date. The Council will **not** accept late offers under any circumstances.
3. Offers must be submitted to offers@edinburgh.gov.uk
The subject line of the email should state **'Closing Date Offer – Bingham Community Centre'** to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or indeed any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote the property address. ITS can also give information on community language translations.



These particulars do not form part of any contract and none of the statements contained in them regarding the property is to be relied on as a statement or representation of fact.

Any intending purchasers must satisfy themselves, by inspection or, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment.

Any contract shall only be entered into by way of an exchange of missives between respective solicitors.



