FAQ: Former Public Conveniences, Bottom of St Albans Road

1. 1. Building dimensions and plans

Could you please confirm the internal floor area and provide any available floor plans, elevations or sections showing the building's layout, levels and structure? As the building appears to be partly built into the embankment, any drawings showing its position and construction would be particularly helpful.

Unfortunately, we do not hold any professional drawings, floor plans, elevations, or sections for this property. However, should you attend a viewing, you are welcome to take measurements and undertake your own assessment of the building's layout and dimensions.

2. Utilities and services

Are water, mains drainage and electricity currently connected to the building? If any services are disconnected, could you please confirm whether reconnection is possible and whether the Council holds information about the nearest connection points or any known restrictions?

The property is not currently connected to utility services. However, utility infrastructure is available in the vicinity and reconnection should be possible, subject to the requirements of the relevant utility providers. We are not currently aware of any restrictions that would prevent reconnection.

3. Proposed lease term and rent arrangements

Proposed lease term and rent arrangements The tender information refers to a flexible, long-term lease, but the draft lease leaves the contractual term and rent review dates blank. Could you please clarify the lease term the Council envisages and whether tenderers may propose an alternative term or request an initial rent-free or reduced-rent period to allow for the necessary refurbishment?

The lease term, rent review provisions, and other commercial terms are intended to be flexible and are open to discussion. We would encourage you to set out your proposed lease term and any other requirements within your tender submission.

Given the nature of this property and the level of investment likely to be required, the Council would be willing to consider a rent-free period to support refurbishment works. The duration of any such period should be included within your proposal and will be considered as part of the overall tender evaluation.

5. Planning permission and other consents

Planning permission and other consents, as the property may require planning permission and other statutory approvals, would the Council consider an agreement for lease, or alternative contractual arrangements, that allow the necessary permissions to be obtained before the lease and full rental obligations commence?

We would recommend that you engage with the Council's Planning Department at an early stage to discuss the suitability of your proposed use and any permissions that may be required.

Where planning permission or other statutory consents are necessary, it would generally be expected that these are secured prior to completion of the lease. Should your tender be successful, we would be happy to work with you to facilitate the process wherever possible.

6. Refurbishment and alterations

The draft lease contains restrictions on external and structural alterations. Would the Council, in principle, be willing to consider proposals for the internal refurbishment and any necessary external alterations required to convert the building into a sauna, subject to the Council's consent and any required planning permission, Building Regulations approval and other statutory consents?

Please note that the draft lease included within the tender pack is intended as a standard template rather than a document specifically tailored to this property.

Whilst the Council does have standard lease provisions, many clauses would be subject to discussion and negotiation. Therefore, the Council would not reject your proposal in principle and would be willing to consider refurbishment and alteration proposals on their individual merits, subject to the Council's approval and any required statutory consents.

7. Existing surveys and condition reports

Existing surveys and condition reports Does the Council hold any asbestos surveys, structural surveys, damp reports or other condition surveys relating to the building? If so, I would be grateful if copies could be provided.

The Council holds an asbestos survey for the property, which confirms that no asbestos was identified.