



Draft Heads of Terms – Subject to Contract

23 Grosvenor Place, London Road, Bath BA1 6BA

1. **Premises** 23 Grosvenor Place. London Road, Bath, BA1 6BA as demised by the lease
2. **Landlord** Bath & North East Somerset Council
Lewis House
Manvers Street
Bath
BA1 1JG

Contact: Glenn Chinnock
Email: glenn_chinnock@bathnes.gov.uk
Tel: 01225 477975
3. **Tenant** Guinness Housing Association Limited
c/o The Guinness Partnership,
Bower House
1 Stable Street
Hollinwood
Oldham
OL9 7LH

Contact: Christine Jones
Email: Christine.jones@guinness.org.uk
Tel: 0161 219 7015
4. **Existing Lease** Lease dated 2 February 1993 between Bath City Council and Guinness Housing Association Limited for a term expiring 1 February 2058
5. **Surrender** The Landlord will accept a surrender of the Existing Lease
6. **Consideration** The Landlord will pay to the Tenant £450,000 (Four Hundred and Fifty Thousand Pounds) subject to the conditions listed below being satisfied
7. **Conditions**
 - 7.1 Vacant Possession
 - 7.2 The tenant will use best endeavours to obtain vacant possession at the earliest opportunity.
 - 7.3 Completion will be 14 days post vacation of the final tenant.
8. **Exchange** Conditional contracts will be exchanged by 28 February 2019



9. **Costs** Each party to be responsible for their own legal and professional costs
10. **Landlords Agent** GVA
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Contact: Ben Lovell
Email: ben.lovell@gva.co.uk
Tel: 0117 988 5319
11. **Landlord's Solicitors** Legal Services
Bath & North East Somerset Council
Lewis House
Manvers Street Bath
BA1 1JG

Contact: Imran Quereshi
Email: Imran_quereshi@bathnes.gov.uk
Tel: 01225 475186
10. **Tenants Agent** Savills
Embassy House
Queens Avenue
Bristol
BS8 1SB

Contact: Andrew Keay
Email: akeay@savills.com
Tel: 0117 910 0347
13. **Tenant's Solicitors** To be confirmed
14. **Date** 5 December 2018