



Shirley Library Building, Wickham Road/Hartland Way,
Shirley, CR0 8BH

Indicative net internal area 279 sq m (3,000 sq ft)

DESCRIPTION

Built in 1937, this public library building is located on a busy junction that is in a largely residential area yet close to a shopping parade. It comprises a one-storey building with garden areas to the front, side and rear. Internally, the building is in a good state of repair. However, the exterior requires some repair and redecoration. There is a very small



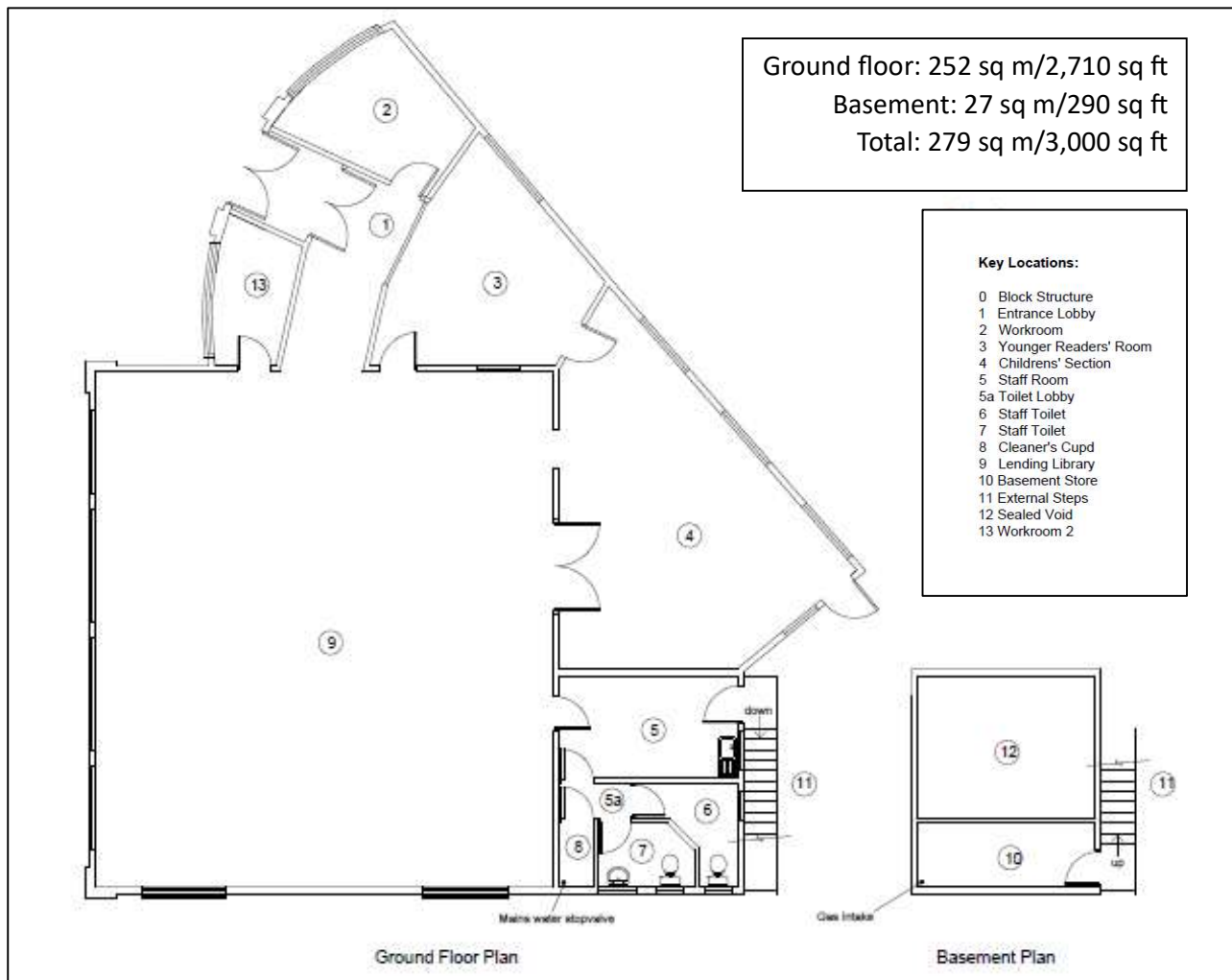
basement (fitted with water pump).

The permitted use of the building is Class F.1 – Learning and non-residential institutions. However, we are interested in hearing from groups that wish to utilise the building as a local community centre hosting a wide range of activities. This type of use falls within Class F.2 (Local community (b)) and it is likely that planning permission for a change of use would be required.

In either case, the tenant will be asked to maintain a 'library outreach' element that could, for example, involve hosting a community book collection.

There are a number of non-library activities that take place in this library (on a weekly, fortnightly or monthly basis), including Games Club, Community Reading Group, Creative Writing Group, Shared Reading Group, Poetry Group and Knitty Natters. Where these groups want to remain in the building, we will expect the partner to do their best to enable the continuation of these activities.

ACCOMMODATION (NET INTERNAL AREA)



RENT

The minimum requirement in any business case will be to operate the building in a way that is cost neutral to the council. This means that the organisation will need to meet all the costs of running and maintaining the building for the entire lease length.

TENURE

Up to a maximum 25 year fully repairing and insuring lease (with the occupier responsible for all costs including but not limited to business rates (if applicable), statutory services, utilities, insurance including buildings, contents and public liability, with provisions regarding community use.

INDICATIVE RUNNING COSTS

The figures below, for the financial year 23/24, are provided as a guide to help interested parties decide if they can afford to take on the building and are indicative only. Naturally the ongoing running costs will depend on the future usage of the building.

2023-24	Business Rates	Electricity	Gas	Water (unmetered)	Planned preventative maintenance	Total
Shirley Library	£8,640	£12,586	£638	£179	£2,802	£24,845

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC - To be confirmed

GRANT SUPPORT

If a particularly strong business case is submitted but requires additional financial support to ensure viability, the Council may consider providing a 'Transitional Costs Grant' to assist with initial expenses during the first two years. The availability and amount of this grant will be assessed on a case-by-case basis.

CONTACT

Please direct all enquiries/expressions of interest to communityrelations@croydon.gov.uk