

## Property Background

The pavilion / changing room building at Egmont Street is believed to have been constructed c.1960.

The building is located within a park and therefore does not enjoy any specific, dedicated external areas with the exception of a perimeter footpath. Any future agreement offered by the Council would include dedicated rights of access.

Accommodation is arranged over a single storey and the building construction comprises brickwork walls and a pitched roof with metal tile covering. Floors are solid concrete construction. Windows are single glazed timber units whilst doors are painted timber with steel plate protection.

Whilst capped, with meters removed, the building services comprise of mains connections for electricity, water, gas and drainage; a gas-fired boiler serving LTHW radiators to all areas and domestic hot water heating.

The property has been vacant for c. 5 years and during this time has been vandalised. In order to protect against this, the Council have added steel sheeting. The Council can remove this and provide internal viewings upon request.

To assist interested parties, the Council have made internal floorplans available. From this, it should be noted that approximately 78.8sq.m of space is currently available (on a GIA basis). A breakdown of this space is as follows;

A-001 = 19.0 sq. m.

A-002 = 11.0 sq. m.

A-003 = 16.5 sq. m.

A-004 = 19.0 sq. m.

A-005 = 11.3 sq. m.

## Current Offer

The Council are keen to see the building brought back into use and have received expressions of interest from various commercial and community organisations during its period of void. The Council are keen to explore this historic interest, along with any new interest from parties keen to reuse the building.

To facilitate this, the Council approved a Disposal Policy in September 2020, a copy of which can be viewed via the following weblink - item 10;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MIId=5051&Ver=4>

More recently, in June 2021, the Council also approved a Community Asset Transfer policy which sets out how the Council would consider interest from the Voluntary and Community sector. A copy of the policy can be viewed via the following weblink - item 7;

<https://tameside.moderngov.co.uk/ieListDocuments.aspx?CId=134&MIId=5059&Ver=4>

Stage 1 asks interested parties to complete and return the attached expression of interest form by a defined closing date. This has been agreed as **12 (noon) on 3 December 2021**. Once any expressions of interest have been received, these would be evaluated and reported to the Asset Management Working Group. Any preferred bidders would be contacted following this initial assessment and as part of a 'Stage 2' invited to submit a full CAT Application Form and Business Case for consideration.