

Cabinet report 20th March 2019

Worden Hall Market Investment Opportunity feedback – Appendix 1

Worden Hall - Initial bidder assessment		Bidder A	Bidder B
Proposed use		Charity HQ building for own and community use	Arts and crafts centre with Community use
Tenant	Status	Company	Community Interest Company
	Current Turnover	Over £500,000 p.a.	Less than £50,000 p.a.
	Operating	Over 30 years	Less than 10 years
Property Terms		Long term(up to 25 years) Full insuring repairing lease	Short term 3/5 year tenancy
Proposed Investment		Own capital investment to match against SRBC into property refurbishment	Limited Capital