

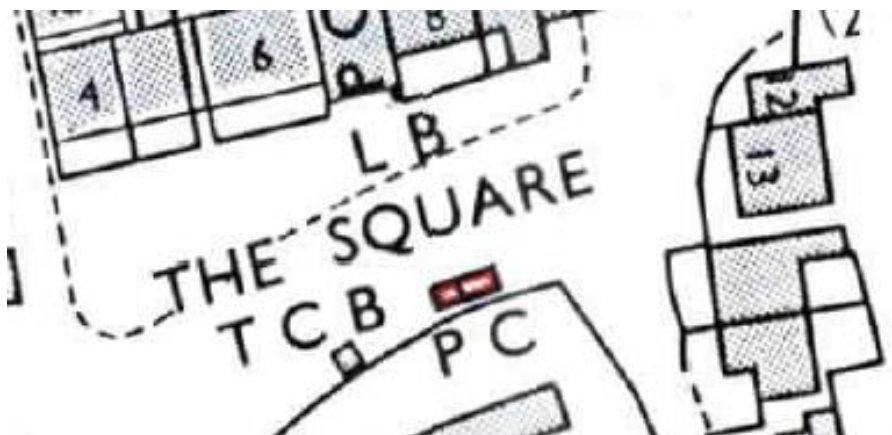
## Property Specific Information

### 1. Property Description

Public Conveniences, The Square, Pentewan

Freehold

The size of the toilet block is small – only 12 square meters – as per the Land Registry plan:



However it may be possible to increase the land holding for this asset, in partnership with the Highways department, so it is acceptable to put forward plans for consideration even if they require additional land.

### 2. Restrictions on the Property

The Council does not hold any title deeds to the property, and therefore it is subject to any restrictions that may have been imposed prior to the Council's application for registration in 1994. The Council are not aware of any restrictions on use.

The Tenant is responsible for obtaining all the necessary permissions for its use of the Property (including, but not limited to, planning permission) and for complying with the conditions that the permissions impose.

Interested tenders are advised to make their own enquiries to the Planning Department for any potential changes of use.

### 3. TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006 ("TUPE") may apply where the Council passes a service to a third party to provide. If TUPE applies, the person taking on the service will be obliged to automatically take on anyone who is predominantly employed in cleaning or managing security of the building. As well as having to take on the employment of this person, the successful tenderer will take on all liabilities and obligations in relation to them, including for example their Local Government pension.

This property is not affected by TUPE however, if you are successful in tendering for more than one property TUPE may apply. If you are considering applying for more than one property we suggest you discuss with us whether there are any TUPE implications.

#### 4. **Third party rights**

The following parties have an interest in using the property subject to this tender. Their rights must be protected going forward and will be included in the lease.

- Cory n/a

#### 5. **Running costs**

Annual cleaning cost -£4,252.01

Business Rates £0

Water £1,138.05

Electricity n/a

Repairs and Maintenance £2,442.71

**Total annual cost - £7,832.77**

#### 6. **Opening Times and Hours**

Open 1st April to 30th September

#### 7. **Photo**

