

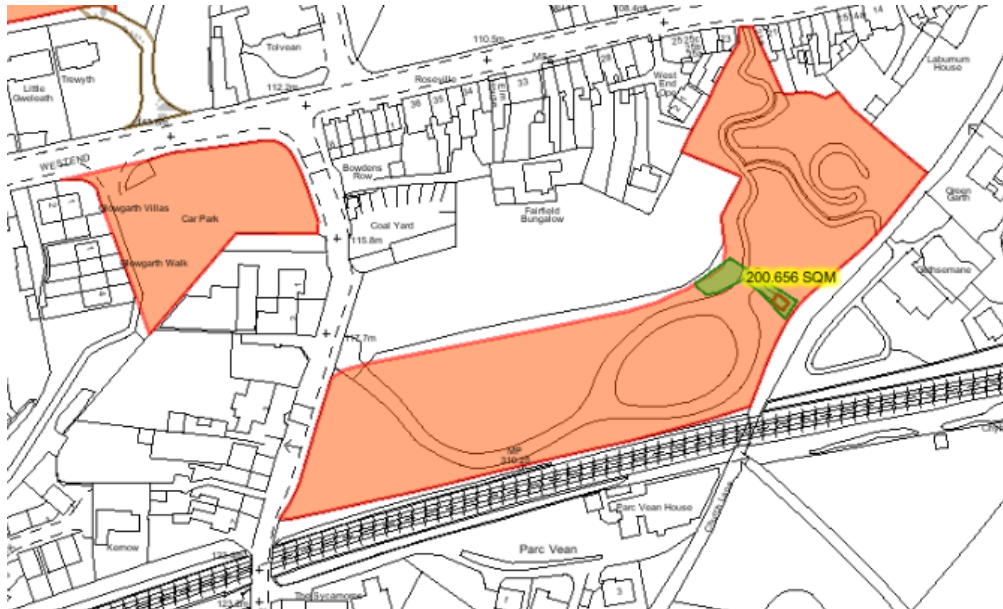
## Property Specific Information

### 1. Property Description

Public Conveniences within Fairfield, Redruth

Freehold

There are numerous potential locations for a new-build commercial concession, for example:



### 2. Restrictions on the Property

The Property can only be used as public conveniences. This restriction is within the original transfer of land, which confirms that the Council can only use Fairfields as public open space. Therefore negotiations would need to take place with those who benefit from this covenant.

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.

### 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**

There is no current information on running costs because the facility is currently closed, however here is information on a similar sized toilet block:

Annual cleaning costs £2,598.45

Business Rates £506.33

Water £229.09

Electricity n/a

Repairs and Maintenance £5,881.20

**Total annual cost - £9,215.07**

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

This facility is currently closed, as a result of a recent fire.

### 7. **Photo**

