

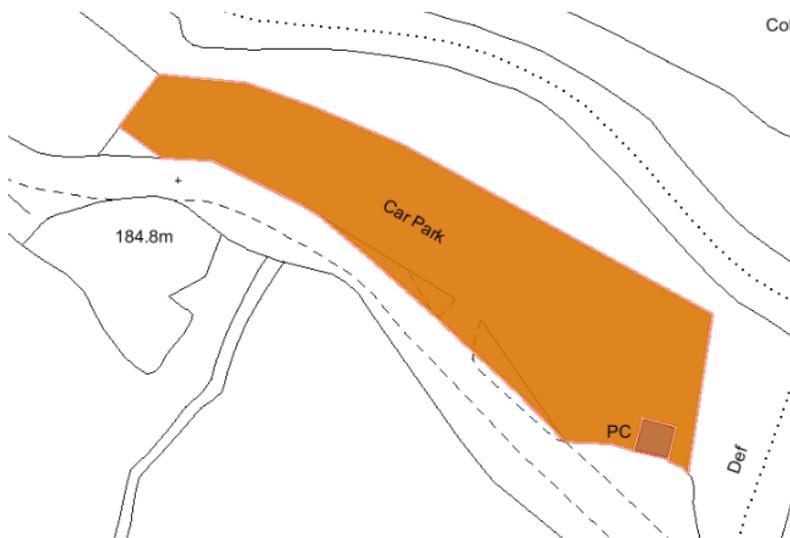
Property Specific Information

1. Property Description

Public Conveniences and surrounding land at Draynes Bridge Car Park, Liskeard

Freehold

2,134 square meters – Please note that additional land has been added since the signboards went up:



2. Restrictions on the Property

There are no restrictions on the legal title to the Property that restrict its use. Any building must be constructed with materials that tone with the neighbouring properties.

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

- n/a

5. Running costs

Please note that the Draynes Bridge toilet is currently closed.

A similar sized rural toilet has the following cost information:

Annual cleaning £2,918.52

Business Rates £339.12

? £82.27 £305.65 £394.00 £356.13

Water £1,138.05

Electricity £300.00

Repair and Maintenance £11,234.14

Total costs £15,629.83 (open all year)

6. Opening Times and Hours

Closed

7. Planning Notes and Photo

A café building could be considered (single storey)

