

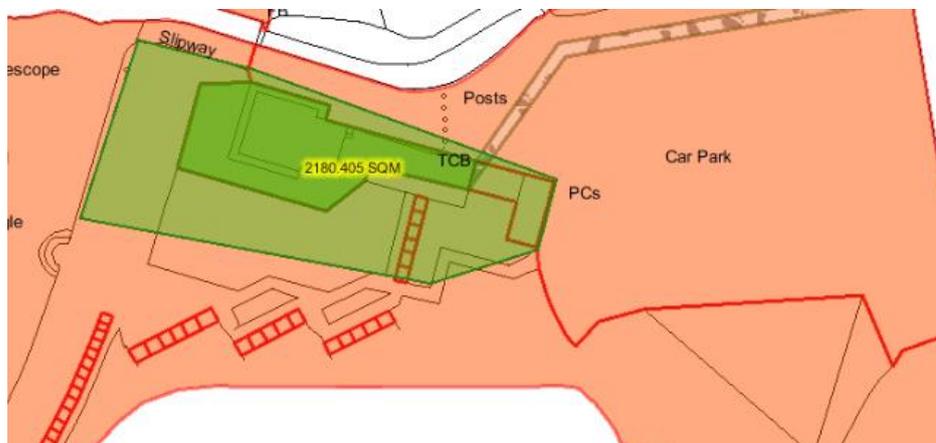
## Property Specific Information

### 1. Property Description

Public conveniences and surrounding land at Crooklets, Bude

Freehold

Up to c.2,180 square meters available site area:



### 2. Restrictions on the Property

There are no restrictions on the legal title to the Property that restrict its use. Increasing the size of the public conveniences may not be permitted, as a neighbouring property has the benefit of a covenant protecting their sea view. There is also an existing Lease on the café.

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.

- The RNLI patrol the nearby beach on behalf of Cornwall Council. RNLI staff and volunteers have a right to use the public convenience free of charge.
- Cory n/a

#### 5. Running costs

Annual cleaning - £10,405.23

Business Rates £0

Water £6,628.30

Electricity £472.33

Repair and Maintenance £3,146.88

**Total annual cost - £20,652.74**

*Also please note that the toilet benefits from pay facility income of £281 per year, which is offset by the cost of maintaining the system (£914.40 per year) and the cost of coin collection (£248.40 per year).*

#### 6. Opening Times and Hours

Open all year

#### 7. Planning Notes and Photo

A larger redevelopment scheme, including the café, could be considered, and a 2+ storey building could be considered, subject to design and sustainability criteria and legal rights.

