

## Property Specific Information

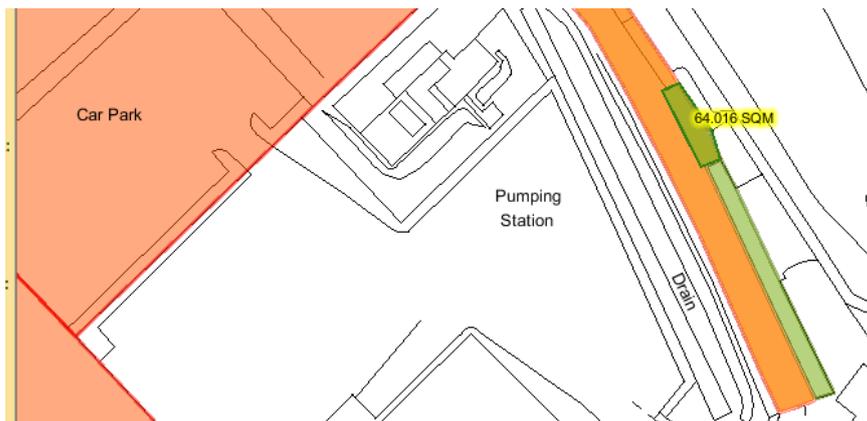
### 1. Property Description

Public Conveniences at the Gateway to the Camel Trail, Wadebridge

Freehold

There are two potential areas for commercial concessions:

The footprint of the existing building and some land to the side: 159 square meters, also possibly the area of land to the north 64 square meters:



### 2. Restrictions on the Property

There are no restrictions on the legal title to the Property that restrict its 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 £9,934.10

Business rates £6,829.50

Water £7,406.45

Electricity £114.20

Repairs and maintenance £0.00

**Total annual cost - £24,284.25**

*Please note that this asset was constructed after 2000 so no asbestos report is required.*

### 6. Opening Times and Hours

Open all year/unisex during winter (1st November to 31st March)

### 7. Planning Notes and Photo

Additional development could be considered, subject to resolution of drainage and flooding issues

