

Property Specific Information

1. Property Description

Public Conveniences within Car Park, New Polzeath

Freehold

The footprint of the existing building and perhaps some of the adjacent scrubland - 347 square meters:



2. Restrictions on the Property

The Property may not be used for the following purposes:

- Café or tea room;
- Public house; or
- Shop for the sale of goods, refreshments or ice creams.

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 costs £6,871.76

Business Rates £1,153.95

Water £1,134.65

Electricity £407.05

Repairs and maintenance £2,192.03

Total annual cost - £11,759.44

6. Opening Times and Hours

Open daily 1st April to 31st October/ weekends 1st November to 31st March

7. Planning Notes and Photo

- A two storey building could be considered
- Less heritage constraints in this area
- Any new development would need to link creatively with the parking area

