

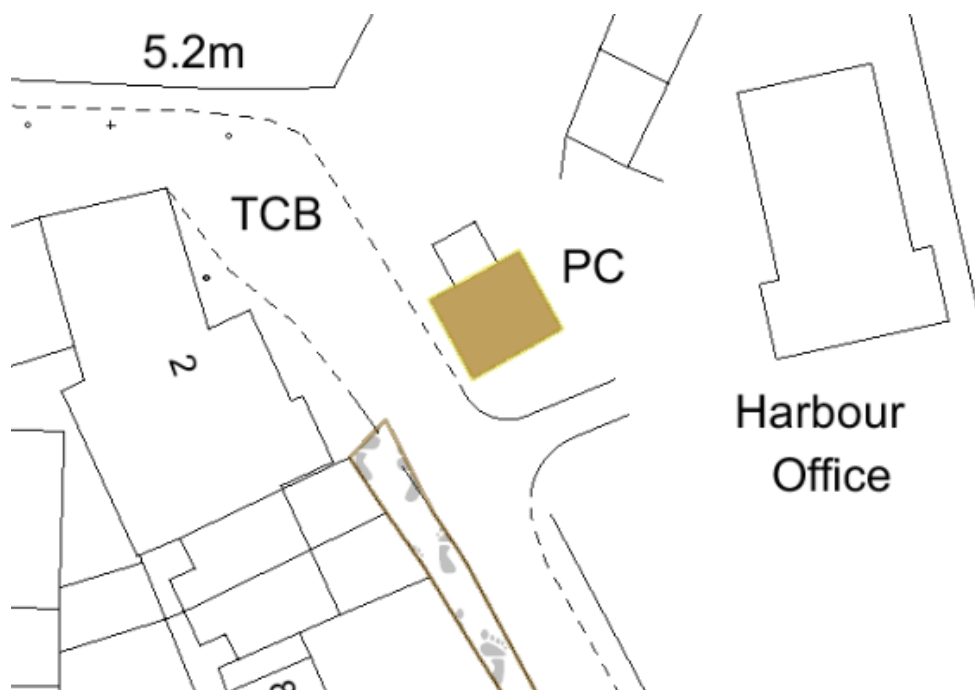
Property Specific Information

1. Property Description

Public Conveniences at South Quay, Padstow

Leasehold

The footprint of the existing building only: 47m²:



2. Restrictions on the Property

The Property is leased from Network Rail. The lease contains a restriction preventing the Property being used for anything other than public conveniences.

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.

The tenderer will not be expected to maintain buildings insurance for this property. The Council will retain insurance under its block policy and re-charge the tenderer an insurance rent each year.

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 £9,123.50

Business Rates £1,836.90

Water £2,399.50

Electricity £290.56

Repairs and Maintenance £1,618.42

Total annual cost - £15,268.88

Also please note that the toilet benefits from pay facility income of £13,858.18 per year, which is offset by the cost of maintaining the system (£2,155.09 per year) and the cost of coin collection (£2,263.20 per year).

6. Opening Times and Hours

Open all year

7. Photo

