

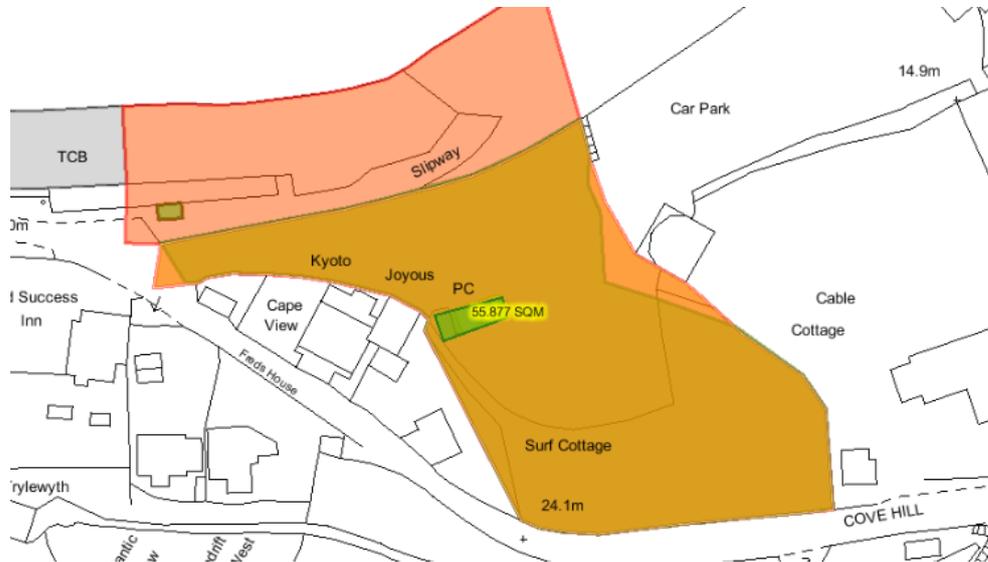
## Property Specific Information

### 1. Property Description

Public Conveniences within Car Park, Sennen

Leasehold

Only the footprint of the existing building 56 square meters:



### 2. Restrictions on the Property

The Council occupies the Property under a lease which restricts the use of the Property to public conveniences only.

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.

*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.

- The RNLI patrols 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 cost £6,667.16

Business Rates £1,624.95

Water £7,924.24

Electricity n/a

Repairs and maintenance £2,164.72

**Total annual cost - £18,381.07**

#### 6. **Opening Times and Hours**

Daily 1st April to 30th September, Weekends 1st October to 31st March

#### 7. **Planning Notes and Photos**

An additional storey could be considered

