



#### 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 bill £9,153.17

Water £6,397.93

Electricity £115.75

Repairs and Maintenance £2,133.13

**Total annual cost - £17,799.98**

*Also please note that the toilet benefits from pay facility income of £13,013.90 per year, which is offset by the cost of maintaining the system (£3,036.04 per year) and the cost of coin collection (£1,186.80 per year).*

#### 6. Opening Times and Hours

Open all year

#### 7. Planning Notes and Photo

- A two storey building could be considered
- Holiday lets could be considered
- Ice cream stand could be considered

