

1. Property Description

Freehold

There are no restrictions on the legal title to the Property that restrict its use.

Interested tenders are advised to make their own enquiries to the Planning Department for any potential changes of use.

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.

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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

