

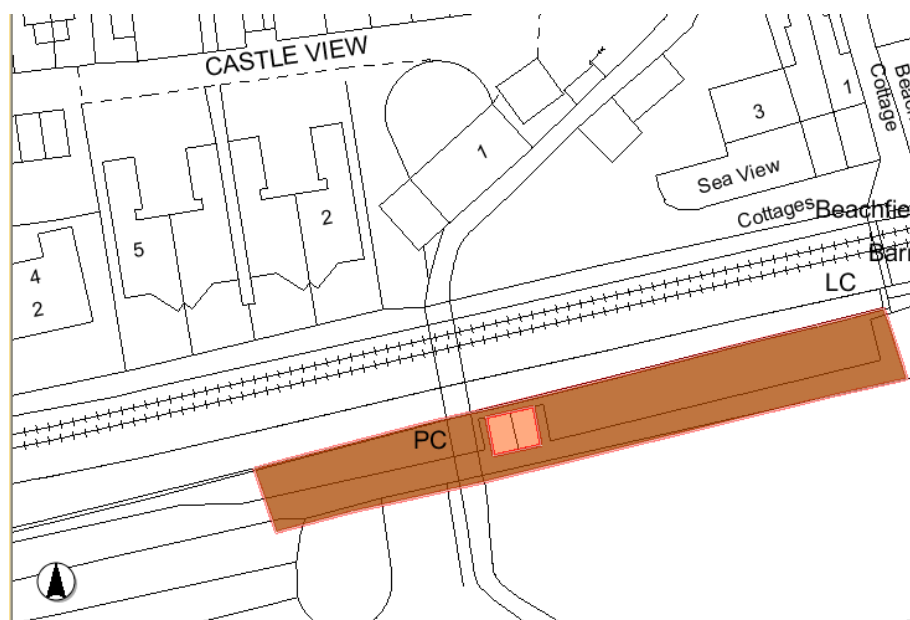
## Property Specific Information

### 1. Property Description

Public Conveniences and surrounding land at Long Rock Beach, Penzance

Freehold

The existing building and surrounding site 500 square meters:



### 2. Restrictions on the Property

There are no restrictions on the legal title to the Property that restrict its use. Any building work will require the approval of Network Rail in order to safeguard the neighbouring railway line. The successful tenderer will be expected to meet any costs of obtaining consent.

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.

- Cory n/a

#### **5. Running costs**

The toilets are currently closed however a similar rural toilet 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**

Toilets are currently closed.

#### **7. Planning Notes**

A two storey building could be considered

A larger building eg a café or bike rental shop, could be considered

Holiday flats could be considered