

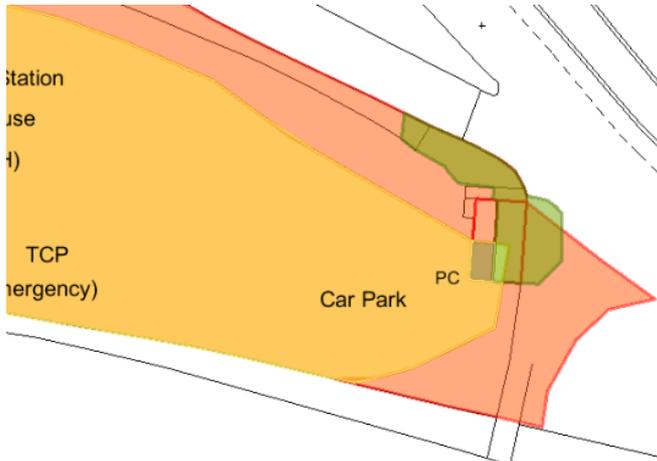
Property Specific Information

1. Property Description

Public Conveniences at Marazion Station

The Property forms part of the Council's freehold title and part of land that the Council lease in from a third party.

The footprint of existing building and small area around it: 17m² on the leased area (Leasehold land shown in yellow on attached plan) and 18m² on the freehold area:



2. Restrictions on the Property

Any building work on the freehold land 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.

Any building work on the leasehold land will require the consent of the freehold owner. 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**

Annual cleaning cost £9,746.43

Business Rates £1,177.50

Water and sewage £4,653.90

Electricity £353.09

Repairs and Maintenance £4,079.88

Total annual spend £20,010.80

Also please note that the toilet benefits from pay facility income of £2,073.80 per year, which is offset by the cost of maintaining the system (£13,416.73 last year – which included capital improvement costs) and the cost of coin collection (£683.10 per year).

6. **Opening Times and Hours**

Open all year

7. **Photo**

