

1. Property Description

Cornwall Council do not have an interest in the land at Gwithian Towns. The freehold owner is a local trust. Any interested parties are asked to submit their proposals for the property as part of this tender exercise. The Council will then pass on all information to the trust to consider and contact the successful tenderer.

The map shows a coastal area with a proposed development site highlighted in green. The site is located near the shore, adjacent to a road and existing buildings. The area is labeled with '16036.663 SQM' in yellow text. Surrounding features include a blue-shaded area representing water or a wetland, a red-shaded area representing a different land use, and various roads and buildings. A scale bar is visible in the bottom left corner.

The Council does not have information on the legal title.

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.

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 patrol the 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 Clean £4,674.11

Business Rates £1,153.95

£228.33 £242.12 £1,047.13 £608.31

Water £2,125.89

Electricity n/a – no electrics installed (no EICR)

Repairs and Maintenance £2,415.62

Total annual costs - £10,369.57

6. Opening Times and Hours

Open Easter to 31st October

7. Planning Notes

All development proposals would be considered in the context of environmental improvement plans. A new café could be considered, with a sensitive design of the highest quality and single storey only. To assist the planning process, the Socio-economic valuation toolkit will be used.