

Property Specific Information

1. Property Description

Public Conveniences within the Car Park at Porthcothan, Padstow

Freehold

Only the footprint of the existing building 35 square meters:



2. Restrictions on the Property

The Property can only be used as a public convenience unless the persons with the benefit of the covenant consent to other uses. Any costs in obtaining a release from this covenant must be met by a successful tenderer.

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.

- The RNLI patrols nearby beach on behalf of Cornwall Council. RNLI staff and volunteers have a right to use the public convenience free of charge.
- Cory: There is a storage area behind the toilets that Cory use and require access to, on a regular basis.

5. Running costs

Annual cleaning cost £4,252.01

Business Rates £1,318.80

Water and sewage £1,645.21

Electricity £379.46

Repairs and maintenance £1,129.49

Total annual cost -£8,724.97

6. Opening Times and Hours

Daily 1st April to 30th September, Weekends 1st October to 31st March

7. Planning Notes and Photo

Café use could be considered

A two storey building could be considered

