

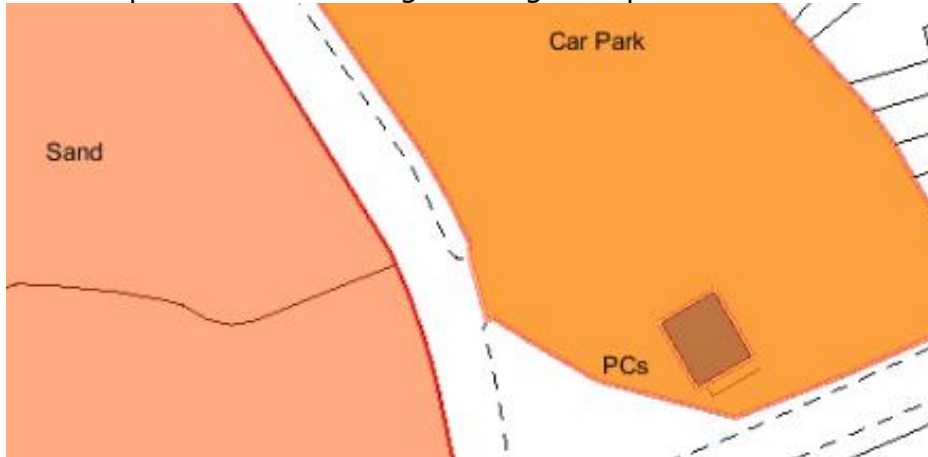
## Property Specific Information

### 1. Property Description

Public Conveniences within the Car Park, Porthtowan

Freehold

The footprint of the existing building 76 square meters:



### 2. Restrictions on the Property

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

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 any liability in respect of their Local Government pension.

**There is an employee in respect of which TUPE is believed to apply. If you are successful in tendering for this public convenience you will be required to take on this person as an employee. Outline details of the employee are set out below:**

*Key-holder and Cleaner -TECS024 -Fixed Term / Fixed Hours - (12 working hours), Pension: Not Joined,  
Contract: Standard Non school 37hrs x 52.14wks*

FTE 0.32432 Full salary – 12,665 Actual pay -£4,107.51

The Council will require the successful tenderer to enter into an agreement in respect of TUPE and pension obligations. Details of this agreement will be provided on request by prospective tenderers.

#### 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 cleaning costs £6,424.55

Business Rates £3,155.70

Water £4,737.54

Electricity £485.35

Repairs and Maintenance £2,574.21

**Total Annual Cost - £17,377.35**

#### 6. Opening Times and Hours

Open daily 1st April to 31st October/ weekends 1st November to 31st March

#### 7. Planning Notes and Photo

Additional stories could be considered

