EXPRESSİONS OF INTEREST INVITED

NEW LEASE
BOATING LAKE PUBLIC CONVENIENCES
KINGS ROAD, CLEETHORPES

- Available to let on terms to be agreed (subject to contract and subject to planning)
- Public conveniences – approx. 88.68 sq. m (954.54 sq. ft.)
- Includes adjacent land – approx. 419.90 sq. m (4519.76 sq. ft.)
- W.C. facilities to be retained and made available for public use
- Situated next to the popular Cleethorpes Boating Lake
DESCRIPTION
The premises comprises of the main WC building comprising of male, female, ambulant disabled WCs (RADAR key enabled) and Changing Places (a nationally recognised standard) as well as the surrounding land. The site is available to be run solely as toilets or to be converted into another venture with toilet facilities remaining available and open for public use subject to obtaining all necessary permissions. Entry to the toilets for the public use may be free to use or charged at a maximum rate of 20 pence per visit; use of the disabled toilets will be free to use.

LOCATION
The land and buildings are situated on King’s Road, Cleethorpes next to the Boating Lake which is a popular tourist location during the summer months and the Thrunscoe Land Car Park. The site enjoys close proximity to other popular facilities such as the Discovery Centre, paddling pool and the Meridian Point development.

ACCOMMODATION
Male, female, disabled W.C’s and Changing Places.

TERMS
The premises are available on a new lease on a full repairing basis.

PLANNING PERMISSION
Planning permission will be required for any additional uses at the premises.

RENT
Offers invited.

ENERGY PERFORMANCE CERTIFICATE
The premises is currently rated D as per the appended document. The recommendation report is available on request.

EXPRESSIONS OF INTEREST
Expressions of interest are invited on the basis of the attached Heads of Terms.

RATEABLE VALUE
Interested parties should make their own enquiries with regard to the rates payable in respect of this property (https://www.tax.service.gov.uk/business-rates-find/search).

LEGAL COSTS
Each party will bear their own costs in connection with this transaction.

VAT
All figures or prices quoted are net of VAT unless otherwise specifically stated.

For further information or to view the premises please contact:
Gary Brace - Tel: 01472 324668 - Email: gary.brace@nelincs.gov.uk

Dated 18th April 2018