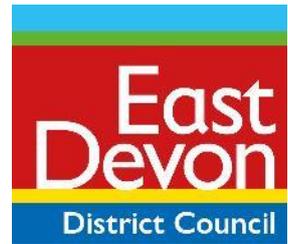


TO LET

**Big Wheel Site
Beach Gardens
Esplanade
Exmouth
Devon**



Site for 'Big Wheel', Esplanade, Exmouth

- **Situated on the popular Exmouth Esplanade**
- **High customer footfall in a prominent and scenic location**
- **Up to a three year lease term**



Location

Conveniently situated in the Beach Gardens just off the Esplanade, the site benefits from good foot and road access with parking in close proximity.

Description

East Devon District Council are seeking interest from experienced big wheel operators who wish to site their equipment and offer rides to the public from this stunning location.

We are currently accepting expressions of interest from organisations who will be able to offer a high level of service aimed at a range of different age groups.

The operator shall have the ability to trade between 10:30am and 9:00pm each day, however the wheel itself must be no greater than 28 metres high without any accompanying music, or strobe lighting due to the close proximity of residential properties.

Gondolas or seating pods must be able to carry 6+ adults, and offer a minimum of an 8 minute ride as standard. Enclosed in your expressions of interest should contain your ride prices for adults, seniors, children, families and free concessions.

You must not require any road closures or use of a crane to take down or set up.

The Council is currently in the process of obtaining planning consent for the intended use.

Services

No services are provided on site. The operator will need to power the wheel by silent generator or similar.



Rates

The incoming tenant shall be responsible for all rates and outgoings and will include East Devon District Council Business Rates.

Lease Terms

The site is offered by way of a new lease for a maximum of three seasons to commence in the spring of 2022. Ideally we are looking for an operator to be on site, and operational from Spring until around Mid September, each year.

The lease will be contracted outside of the Security of tenure provisions of the Landlord & Tenant Act 1954.

Expressions of interest, business plan and proposals, including rental offers, are invited by 23:59 on Monday 28 February 2022. These must be sent via email to events@eastdevon.gov.uk

VAT

All outgoings are exclusive of VAT which is not chargeable.

Insurance

The lessee shall maintain a Public Liability Indemnity insurance policy to the value of not less than £10,000,000 for any one claim. The Council reserves the right to vary this figure from time to time as and when deemed necessary. All rides must have in date ADIPS certificates. The Operator will also need to provide a risk assessment.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing and Further Information

Site meetings to discuss requirements can be arranged by prior appointment with the Events team and further information can be obtained by calling 07974218134 or emailing enquiries to events@eastdevon.gov.uk.

***Page 1, Image 2 – Courtesy of Exmouth Town Council*

Note: The East Devon District Council as lessors give notice that:-

1. These particulars do not constitute any part of an offer as a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Council or its Officers.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of facts.
4. Any intending lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Council and its employees do not have any authority to make or give any representations or warranty whatsoever in relation to this property.

