

TO LET

**Public Toilet premises for repurposing
(Subject to Planning)**

**Imperial Recreation Ground
The Royal Avenue
Exmouth
EX8 1DG**



APPROX. 775 SQ FT / 72 m2 GIFA

- **Currently provides disabled, male and female toilet facilities with separate ground floor entrances.**
- **Overlooking Exmouth Estuary and adjacent to Imperial Recreation Ground**
- **Possible alternative uses, alongside accessible toilet provisions for the first 10 years, might include a café, take away, kiosk, sports equipment hire, or community hub – subject to planning permission.**

Tel: 01395 571589

E-Mail: property@eastdevon.gov.uk

Location

The property overlooks Exmouth Estuary and forms part of Imperial Recreation Ground located on the fringe of Exmouth Town Centre. The property is also situated immediately adjacent to a public car park, Exmouth Rugby Football Club and a short walk from the railway station.

Description

Imperial Recreation public toilet facilities occupy a single storey building with a floor area of approx. 775 sq. ft (72 sq. m) and comprises 4 female toilets, 2 male toilets, 1 urinal and 1 disabled toilet.

Terms

The property is available to let on a new 25 year FRI lease. The lease will include a requirement for the tenant to provide a publicly accessible toilet facility in part of the premises, for the first 10 years. The configuration of the accessible toilet provision to be agreed as part of agreeing heads of terms (HOTS) and will be fixed for the first ten years of the lease. Thereafter the toilet facility can be removed, and this part of the building can be repurposed as required.

Rent

Rental offers are invited – as the property could be repurposed for a variety of uses, subject to planning, it is down to a prospective tenant to determine the rent they can afford/offer based on their proposed use(s).

Services

Mains electricity (single phase).
Water & sewage.

Business Rates

Business Rates are not currently payable on public toilets. Future business rate liability will depend upon use. Please make your own enquiries in this respect to the Valuation Office Agency – www.voa.gov.uk

Condition

The Property is to be let in a serviceable condition with no serious outstanding defects. All outstanding works will be agreed between the parties prior to occupation. If a building component is broken, it will be repaired, but anything that is dated or in poor condition but functioning adequately, will not be replaced, renewed or improved by the EDDC.

Key considerations

Evaluation of any offer will focus on the proposed use of the building, with significant weight given to the prioritisation of a publicly accessible toilet facility in part and community uses which have a positive impact on the local community, environment, and economy.

VAT

An option to tax has not been exercised, therefore VAT will not be chargeable on rent.

Legal costs

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

EPC

It is not believed that an EPC is required as energy is not used to condition the interior climate. However, please make your own enquiries in this respect.

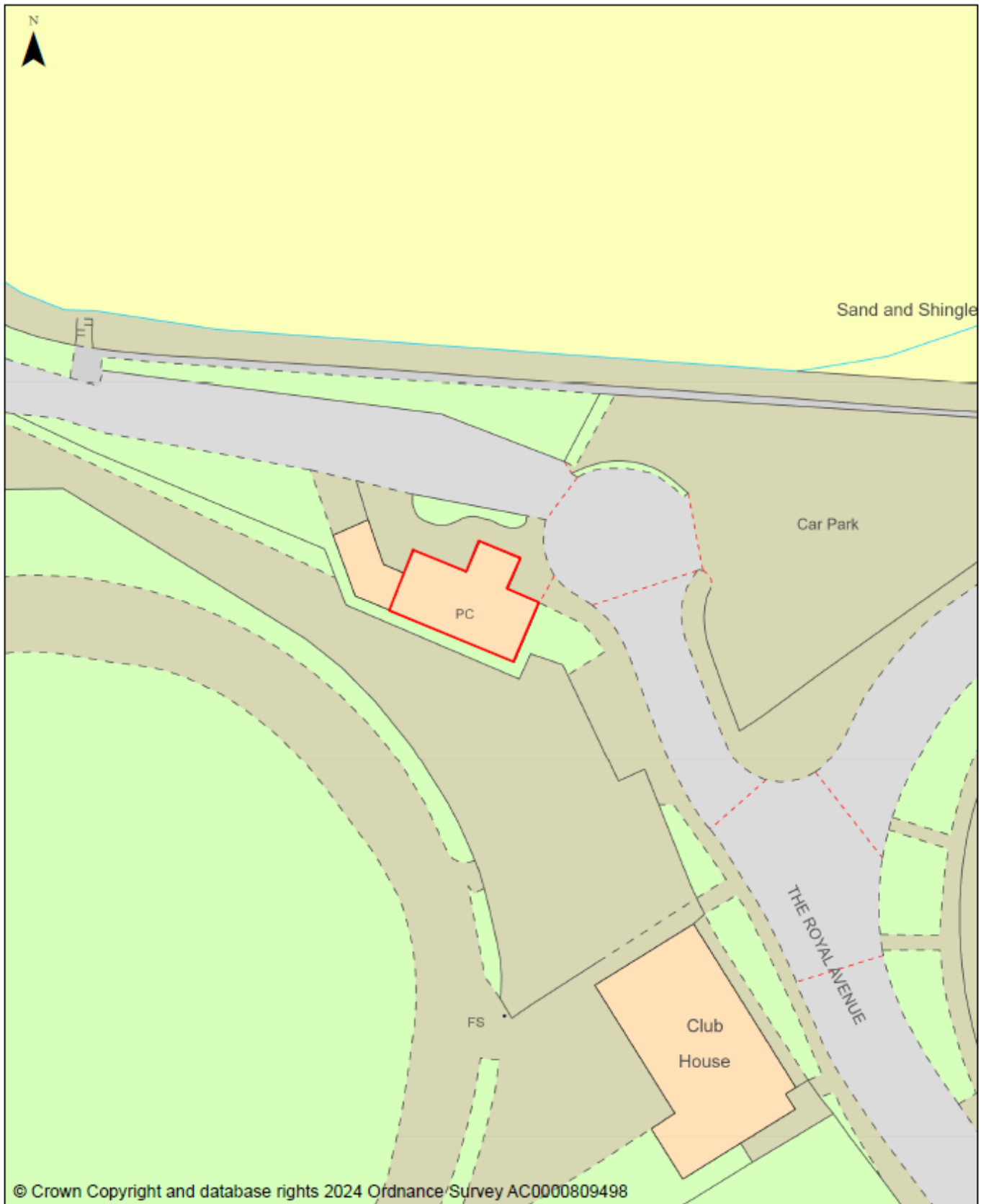
Viewings & Further information

Viewings can be arranged by prior appointment with Property Services by calling 01395 571589 or via email at property@eastdevon.gov.uk.

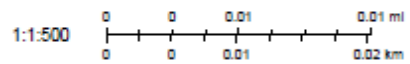
Note: The East Devon District Council as lessors give notice that:-

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.

Imperial Recreation Ground PC Block Exmouth



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Map Tile: SX9981SE Full Reference: SX99782 81075

