TO LET

FORMER PUBLIC CONVENIENCE,
TEMPLEHILL, TROON
LOCATION: The subjects enjoy a seaside location on the West most side of Templehill, opposite Bank Street in the town of Troon. The surrounding area has a mix of residential and commercial units.

DESCRIPTION: A single storey former public convenience building of traditional seaside pavilion design. The building is of brick and partial render construction with a pitched and tiled roof. Windows are timber single glazed units.

ACCOMMODATION: The subjects consist of Gents toilet with urinal and 1 cubical, Ladies toilet with 2 cubicles and a separate Disabled toilet.

SERVICES: The property is supplied with mains electricity and water. Drainage is connected to a mains sewer.

RATEABLE VALUE: The property has a Rateable Value of £3,300. The tenant will be responsible for the payment of all rates levied direct to the appropriate authorities.

PLANNING: The area is currently zoned in the Local Plan as Conservation and Green Space. It is understood from the Planning Section that anything that would add to and enhance the surrounding area would be considered as would an extension to the property. For further information please contact the Planning Service directly on 01292 616107 or email: Planning.Development@south-ayrshire.gov.uk.

LEASE: The premises are offered to let on no less than an annual up to a ten year lease in terms of the Council’s standard full repairing and insuring lease. (A copy of the standard lease is available on request). A longer lease may be considered if necessary. The tenant will be responsible for all repairs including maintaining the premises wind and watertight. The Council will affect all risks building insurance and will recover the premium from the tenant.

USE: The proposed use is subject to the condition that the successful tender will be required to open and operate the public convenience during the summer and to coincide with Ferry times.
PROFESSIONAL FEES: The ingoing tenant will be responsible for the Council's professional fees, V.A.T. and stamp duty if incurred in this transaction.

VIEWING: By arrangement with the Council's Estates Service. Telephone: 01292 616171 Email: anne.lochrie@south-ayrshire.gov.uk
OFFERS: Offers to lease this property are invited on the following basis:

1. Using the attached Tender Form and quoting a proposed annual rent (which may be liable to V.A.T.)
2. The Tender must be put in a sealed envelope marked “TENDER – TEMPLEHILL PC”
3. and addressed to:-
   Estates Service,  
   South Ayrshire Council,  
   Burns House,  
   Burns Statue Square,  
   AYR KA7 1UT
4. The Tender must be received at the above address before the CLOSING DATE.

CLOSING DATE: 12 noon, Thursday 30th July 2009

NOTE:  
a. Tenders submitted in any other format, sent to the wrong address or facsimile offers may not be considered.
b. South Ayrshire Council is not bound to accept the highest or any offer.
c. Date of entry to be by agreement between the parties.

Property Misdecriptions Act: South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the council and/or its employees. Further, neither the council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. Date of brochure May 2009.
## BANK REFERENCE AUTHORISATION

Proposed Lease

This form must be completed and returned to the Estates Manager.

<table>
<thead>
<tr>
<th>Our Reference</th>
<th>Date</th>
</tr>
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<tbody>
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Please complete all sections below in **BLOCK CAPITALS**

### 1. Name and Address of Account Holder

Name: .................................................................
Address: ......................................................................
...............................................................................
...............................................................................
Postcode: ....................................................

### 2. Address of Lease Subjects

Address: ......................................................................
...............................................................................
Postcode: .......................................................  

### 3. i) Bank Account Number:

ii) Type of Account:

iii) Length of Time Account Held:

### 4. i) Proposed Rental:

£ P.A.

ii) Rates:

£ P.A.

iii) Capital Costs (i.e. fitting out costs etc.)

£

### DECLARATION

I/We ................................................................. hereby consent to you (Name and Address of Bank) .................................................................
...............................................................................
...............................................................................
Postcode: .................................................................

providing an opinion on my/our ability to meet the commitments detailed in 4 above and to provide the Estates Manager of South Ayrshire Council with any further information in support of this application to lease property such as the length of connection with your bank and the level of business transacted.

I/We authorise you to deduct from my/our Account No .................................. any charges that may be levied for this service.

Signed: ................................................................. Date: .................................................................

Name in Block Capitals: ...................................................................
TENDER FORM

SUBJECTS: - FORMER PUBLIC CONVENIENCE, TEMPLEHILL, TROON
NOTE

Should you complete Part B of this form thus submitting a Formal Offer to lease the above subjects, you should be aware that should the Council agree to accept same, the formal letter following thereon shall constitute a binding contract. Accordingly it may be in your interests to consult a solicitor.

PART A

Details of Applicant
(Please complete this section in BLOCK CAPITALS)

FULL NAME: - ...............................................................................................................................

ADDRESS: - ...............................................................................................................................

.............................................................................................................  TEL. NO: ..............................................................

BANK REFERENCE - PLEASE ALSO COMPLETE THE ATTACHED CUSTOMER AUTHORITY FORM.

NAME & ADDRESS OF BANKER: - ..............................................................

..............................................................................................................................

NAME OF ACCOUNT: - ............................................................................................................

 NAMES & ADDRESSES OF TWO TRADE REFERENCES:-

(1) ........................................................................................................................................

..............................................................................................................................

(2) ........................................................................................................................................

..............................................................................................................................

PART B

Created on 26th May 2009
FORMAL OFFER TO LEASE - please complete this section in your own handwriting.

DATE: ..............................................................

I/We ...........................................................................................................................................................

residing at ...................................................................................................................................................

.............................................................................................................................................................

hereby offer to lease from South Ayrshire Council ALL and WHOLE the subjects in the County of Ayr known as and forming the, FORMER PUBLIC CONVENIENCE, TEMPLEHILL, TROON to be used by me/us as .......................................................... and for no other purpose whatsoever at a rental of .................................................. POUDNS (£ .............) STERLING exclusive of rates and for the period from ............... to .......... as per the whole terms and conditions contained in the Council’s Standard Lease.

Yours faithfully,