

Premises to rent

Stables and Courtyard, Cockington Court,
Cockington Lane, Torquay, Devon, TQ2 6XA

£Offers Invited



Commercial information

Interested parties are to submit offers by 30th June 2024. Offers should be posted to the Estates Manager, Torbay Council, Tor Hill House, Union Street, Torquay, TQ2 7ED.

Letting information

Available now.

Key features

- Opportunity to operate a Horse and Carriage Business.
- Offer of a Lease of up to 5 years.
- Prominent and popular location.

Full description

Full Description

Torbay Council and Torbay Coast and Countryside Trust (TCCT) invite offers from parties interested in entering into a Lease to operate a Horse and Carriage business. The Lease will be offered for a period of up to 5 years, the Lease is to include the terms and conditions outlined in this document.

The Premises available are those shown edged in red (for identification purposes only) on the enclosed plan numbered EM2095d. Torbay Council and TCCT are offering an opportunity to operate a horse and carriage (horse drawn carriage) business from the premises within the Cockington Estate. Carriage rides can be taken from Cockington Court through the Estate and along the picturesque drive and Torbay Coast and Countryside Trust lanes in Cockington. Additional ancillary uses that complement the horse and carriage operation will be considered.

TCCT have committed to making available summer grazing land in the near vicinity for the grazing of horses and ponies used in association with the horse and carriage business on a renewable grazing licence only for the period 1st April- 31st October annually.

Bidders are required to provide a business plan and show evidence of previous experience in their submission.

Tenure:

A contracted out lease to operate a Horse and Carriage Business.

Location:

Situated in Cockington Court which is a craft centre operated by Torbay Council as a visitor attraction and craft studios, it is one of Torbay's favourite destinations and enjoys a growing reputation as a regional centre for quality arts and crafts.

The premises is situated in the centre of Cockington and comprises lean-to storage facility measuring circa 740 sq ft in size (68.75 sq m) and yard space measuring circa 171.9 sq m in size.

The Lease will provide the Lessee with the opportunity to operate a horse and carriage operation in Cockington Court, subject to agreeing a licence agreement with TCCT and holding the relevant licenses.

Cockington Court:

Set in an award-winning country park a mile from the seafront and circa 2 miles from Torquay town centre, Cockington Court which is managed by Torbay Council comprises a historic manor house with over twenty craft studios, tea rooms, the Walled Art Garden, a Tudor rose garden, contemporary art gallery and a children's play area.

Cockington Court underwent extensive renovation at a cost of £2.85m, part funded by the European Development Fund, Torbay Council and CABE, transforming the former aristocratic home into office space, craft studios and function rooms, in 460 acres of country park which is managed by TCCT.

Cockington Court is a leading creative centre featuring craft makers and creative industry businesses based in 3 studio areas and the Manor House. The Manor House also houses the Tea Rooms, Gallery and a visitor welcome point.

There are additional attractions to the site such as the walled art garden, rose garden and children's play area. Cockington offers a vibrant annual events programme also.

Previous horse and carriage operators at Cockington have offered horse and carriage rides to wedding customers, an example of the opportunities available for deriving additional business from the events held at Cockington Court. The Registrar use ceremony rooms at Cockington Court for weddings and the church also holds both weddings and funeral ceremonies.

Viewing:

By appointment only with Torbay Council, also interested parties are free to view the location at their leisure.

For further details or to arrange a viewing please email enquiries@torbay.gov.uk.

Rateable Value:

The Lessee shall be responsible for the payment of any business rates that may become due during the period of their Lease, therefore we advise all interested parties to check with the Local Authority's non-domestic rates department in respect of their specific intentions.

Planning:

The Premises are suitable for storage of equine equipment and for the ancillary sale of equine related merchandise in association with the operation of horse and carriage rides in Cockington. The previous operators installed a small stable for housing the horses during the day only, and subject to planning and detailed landlord's consent, this would again be an acceptable use of the yard area.

Interested parties are strongly advised to satisfy themselves that their proposed use for the premises is suitable in planning terms. The prospective tenant is responsible for obtaining any necessary planning consent which may be required in connection with their use of the premises.

Services:

Any interested parties shall be required to carry out their own inspection and investigations as appropriate, however it is understood there is an electricity supply and water supply to the premises.

The incoming tenant will be responsible for arranging any installations and connections required for their proposed use and the tenant will be responsible for costs associated with consumption.

Disclaimers:

These particulars are prepared as a general guide only for prospective Lessee. Any interested parties should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of the information provided by inspecting the site and making any necessary preliminary inquiries relating to their intended use before

submitting any offer since Torbay Council or TCCT are unable to offer warranties in this regard.

Torbay Council accepts no responsibility for any expenses incurred by any interested parties in inspecting the site, making further enquiries or in submitting any offers (successful or otherwise) for the rights, including in the event that an alternative offer has been accepted or the proposed right is withdrawn.

Care must be taken when visiting the site. Except for death or personal injury caused by its negligence, Torbay Council and TCCT shall not accept any responsibility for any loss or damage suffered when viewing the site. Interested parties are deemed to accept this disclaimer by entering onto the site.

Torbay Council is a trading name of Torbay Economic Development Company Ltd, a company registered in England and Wales No. 7604855. Registered Office Tor Hill House, Union Street, Torquay, Devon TQ2 5QW.

To view this property or request more details, contact us
Torbay Council , Tor Hill House, Union Street, Torquay TQ2 5QW

GENERAL TERMS AND CONDITIONS OF THE PROPOSED LEASE

Subject to Contract

Term- 5 years from the date of signing the lease (The lease will be contracted out of the Landlord and Tenant Act 1954).

Demised Premises- The Premises available are those shown edged in red (for identification purposes only) on the enclosed plan numbered EM2095d.

Permitted Use- The Property shall not be used for any purpose other than in connection with storage for the Tenant's business providing a Horse Drawn Carriage Service.

Insurance- The Landlord shall keep the Property insured against loss or damage by the Insured Risks for the sum which the Landlord considered to be its full reinstatement cost. The Landlord shall not be obliged to insure any part of the Property installed by the Tenant.

Rates and Taxes- The Tenant shall pay all present and future taxes and other impositions and outgoings payable in respect of the Property, its use and any works carried out.

Utilities- The Tenant shall pay costs in connection with the supply and removal of electricity, gas, water, sewage, telecommunications, data and other services and utilities to or from the Property.

Repair- The Tenant shall keep the Property clean and tidy and in good repair and condition. The Tenant shall keep the Property free of any litter and animal waste and the Tenant shall keep such area in around or adjoining the Property as the Landlord from time to time may require at all times clean and tidy.

Alterations- The Tenant shall not make any alterations or addition to the Property and shall not make any opening in any boundary of the Property without prior written consent of the Landlord.

Signs- The Tenant shall not affix to or exhibit on the exterior of the Property or on any external rails or fences any placard poster notice advertisement name or signboard or other advertisement of any kind whatsoever whether free standing or not.

Break Clause- The Landlord may determine the lease by giving the Tenant six months prior notice at any time during the term.

Required Licences- The Tenant must possess and maintain an annual Licence granted by TCCT to operate on and within the TCCT estate and to gain access to Cockington Village to ply for trade in Cockington Park and run over the drive from Lower Lodge to the Court for an annual fee of £500 per year (subject to inflation).

The Tenant is able to enter into a grazing licence with TCCT for summer grazing land in the near vicinity for the grazing of 4 working horses and ponies on a renewable grazing licence for the period 1st April to 31st October annually at a rent (including water) of £15 per week (subject to inflation) per working horse, it should be noted grazing is only provided for horses whose sole purpose is to work in the carriage business. It is a requirement that copies of horse passports are provided to the Trust for all animals grazing the land with the stated owner details being the same as the grazing licensee.

The Tenant must possess and maintain a valid and up to date Driver and Carriage Licence for both the Driver and Carriage throughout the duration of the contractual term.

Rights- The Landlord grants the Tenant the right to park a single vehicle in the designated permit area specified by the landlord from time to time for car parking. The Tenant shall have the right to pass with or without vehicles including horse drawn carriages over and along the Roadway at all times to gain access to and from the Property but not for any other purpose.

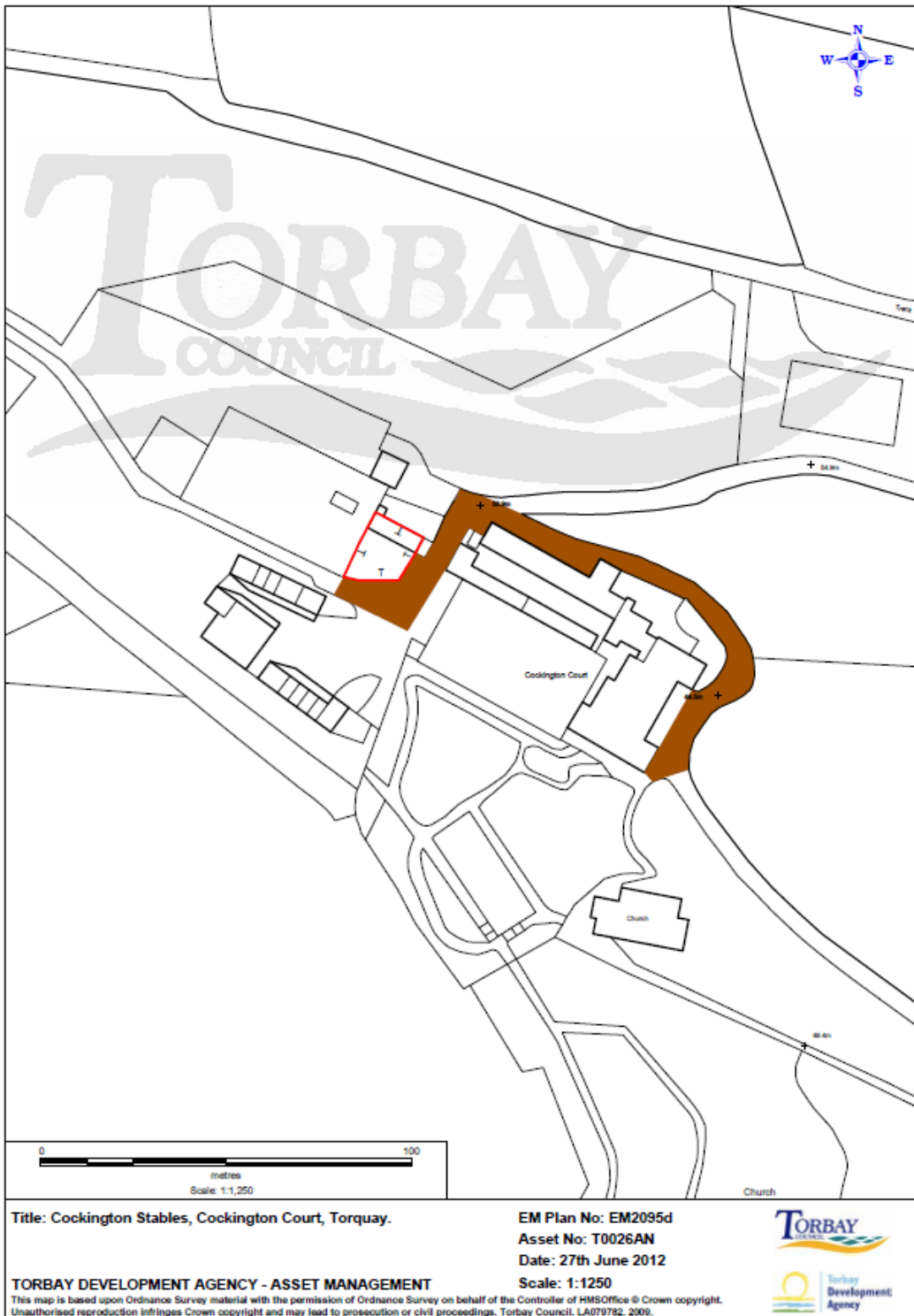
Outgoings- In preparing a financial bid for the stables and courtyard at Cockington Court, tenderers are advised of the following TCCT costs, for which they will be liable on the basis of a horse and carriage business operation at Cockington (£500 per year): Grazing land licence: for a maximum of 4 horses used to operate the carriage business ONLY (£15 per week per working horse). Park / Driveway operator's licence and Professional fees for drafting licences. Please note, ancillary uses that result in additional wear and tear to the Trust's Park and Driveway may result in additional costs to those set out above.

Fire Safety- The Tenant must keep the Premises supplied with such firefighting equipment as the insurers and fire authority require and must maintain the equipment. The Tenant must not store on the Premises any combustible inflammable or explosive materials. The Tenant must carry out a risk assessment prior to occupation and keep the risk assessment updated on an annual basis.

Other Terms- The Lease shall contain such other terms as deemed appropriate by the Legal Department for a lease of this nature and duration.

Legal Fees- The Tenant will be responsible for paying the legal fees incurred in granting the lease. We advise the Lessee to have independent legal representation for this transaction and the applicant will be responsible for their own legal fees.

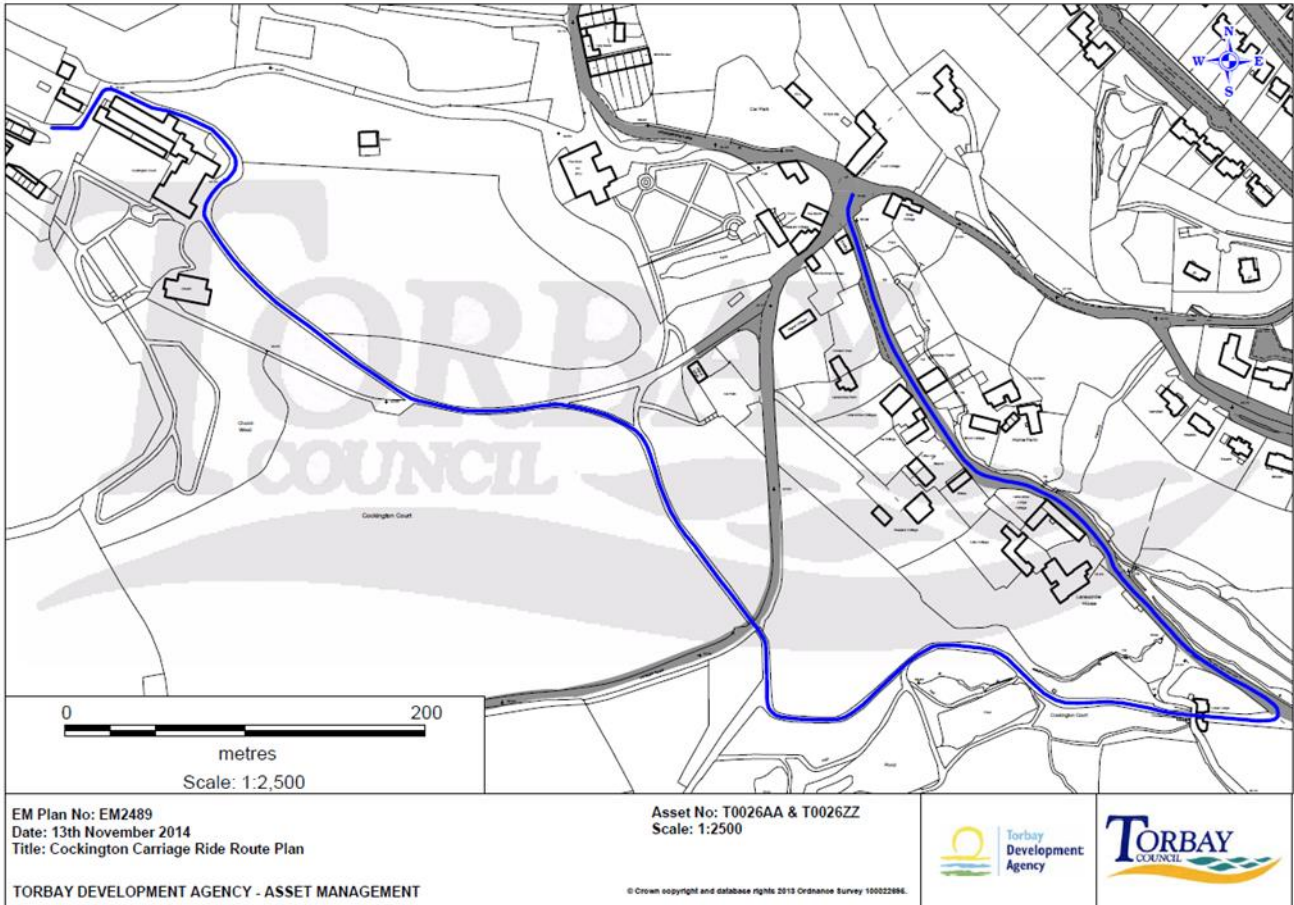
SITE PLAN



Indicative Only

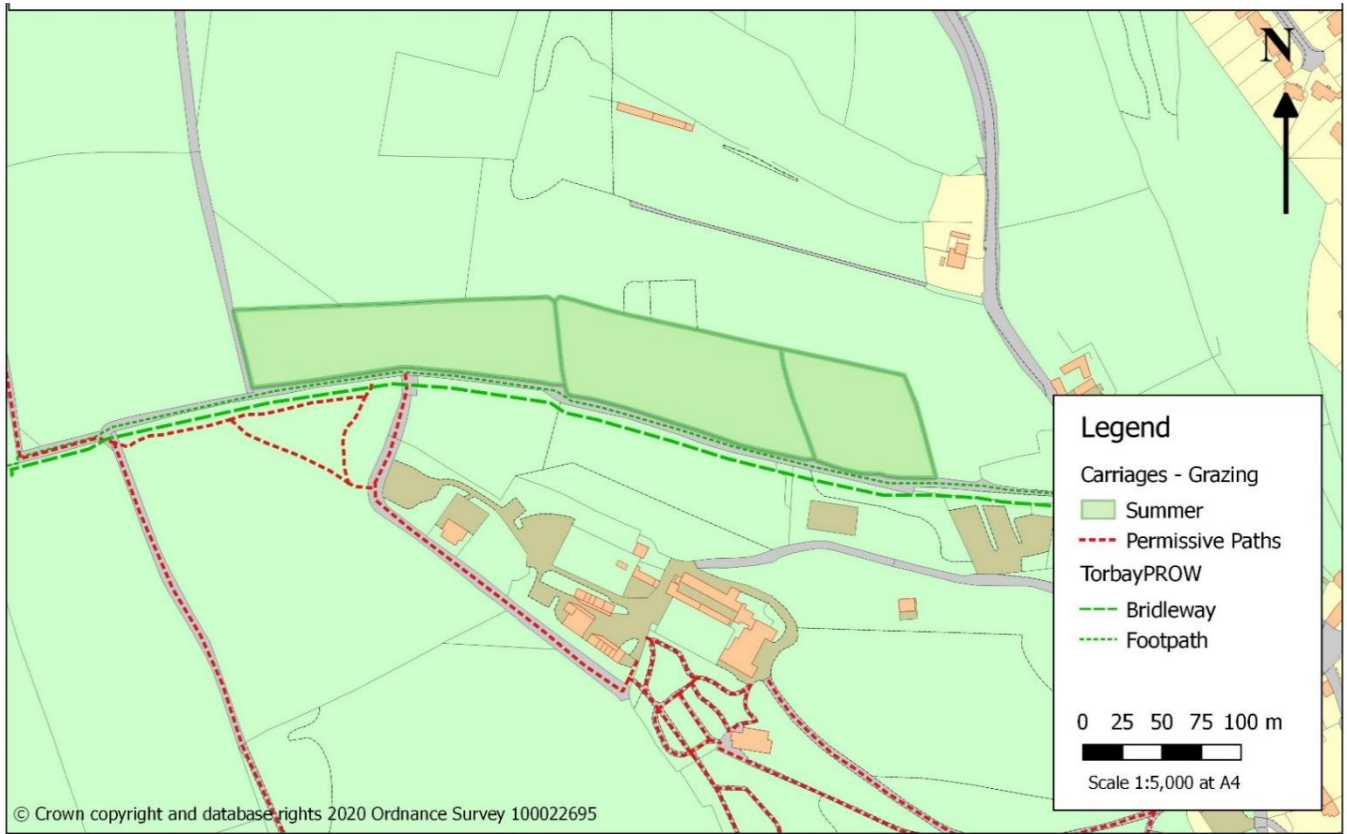
HORSE AND CARRIAGE ROUTE

Subject to agreeing a licence agreement with TCCT.



SUMMER GRAZING FIELDS FOR THE GRAZING LICENCE FOR THE PERIOD 1ST APRIL - 31ST OCTOBER ANNUALLY

Subject to agreeing a licence agreement with TCCT.



PHOTOS





Torbay Council

TENDER FORM (SUBJECT TO CONTRACT), HORSE AND CARRIAGE CONCESSION, COCKINGTON COURT, TORQUAY

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Name(s):.....

Address:.....

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Telephone No:.....

I/We wish to tender the acknowledgement of £.....per annum for the Lease of a site for a Horse and Carriage Concession at Cockington Court, Torquay on the terms set out in this document.

I/We understand that Torbay Council reserves the right not to accept the highest or any other offer submitted.

I/We have attached a Business Plan Yes/No

I/we possess and maintain a valid and up to date Driver and Carriage Licence for both the
Driver and Carriage Yes / No (delete as appropriate)

I/We have read the terms and conditions set out in this document and agree to be bound by them.

Signature:.....

Date:.....

This form, along with any additional information, should be posted to the Estates Manager, Torbay Council, Tor Hill House, Union Street, Torquay, TQ2 7ED by no later than 30th June 2024.

General Data Protection Regulation (GDPR Regulation EU 2016/679) and Data Protection Act 2018 – Torbay Council is committed to ensuring that any data that is provided within this tender document will only be used for the specific purpose of deciding which bid to accept in order to grant a lease. It will only be disclosed to the Council or other external parties for related purposes or as required by law. All data processing will be done in accordance with GDPR and Data Protection Act 2018. For information regarding your personal data ONLY please contact Torbay Council Information Governance Team on 01803 207467.

All information provided on this form will be deemed to be commercially confidential.