



**To Let**

**Open to Offers to Rent**

Par Beach Hut, Par, Cornwall, PL24 2TJ

68.4 Sq M  
(737 Sq Ft)

# Summary

- 22 Beach huts
- Located in popular tourist destination
- Available from Summer 2025
- Close to beach
- Well located just outside of Par
- Best bids by 12 noon 5<sup>th</sup> March 2025

## Location:

The units are located within Par which benefits from being closely located to St Austell as well as having a branch line train station, which will benefit from increased services through the mid-Cornwall Metro initiative, connecting it to Newquay, Truro and Falmouth with fast trains at least once every hour.

Par lies approximately 10 miles from the A30 at Bodmin and approximately 16 miles to the east of Truro.

The beach itself is one of Cornwall's largest and most sheltered sandy beaches.

## Description:

The beach huts are well located to the rear of the Par Beach sand dunes, adjacent to the beach and Bird Lake.

The huts comprise of 22 units, 16 of which are 2.71Sq M each and 6 units which are 4.18Sq M each. The smaller units can be easily adapted into the bigger version through removal of an internal partition. The units are available as a whole along with the adjacent amenity grass area, for a rent to be agreed by both parties.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a GEA basis.

|              | sq m | sq ft |
|--------------|------|-------|
| <b>Total</b> | 737  | 68.4  |

## Services:

We understand that the units do not have mains electricity, water or drainage. Interested parties should make their own enquiries.

## EPC / MEES:

The units are exempt from requiring an EPC.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the units have not been assessed for business rates.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way on a new lease directly from the landlord, all other terms to be agreed. We require bids to rent to [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com) by 12 noon on the 7<sup>th</sup> March 2025.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Morwenna Pound

Tel: **07917 916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Evelyn Ferris

Tel: **078553 823176**

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

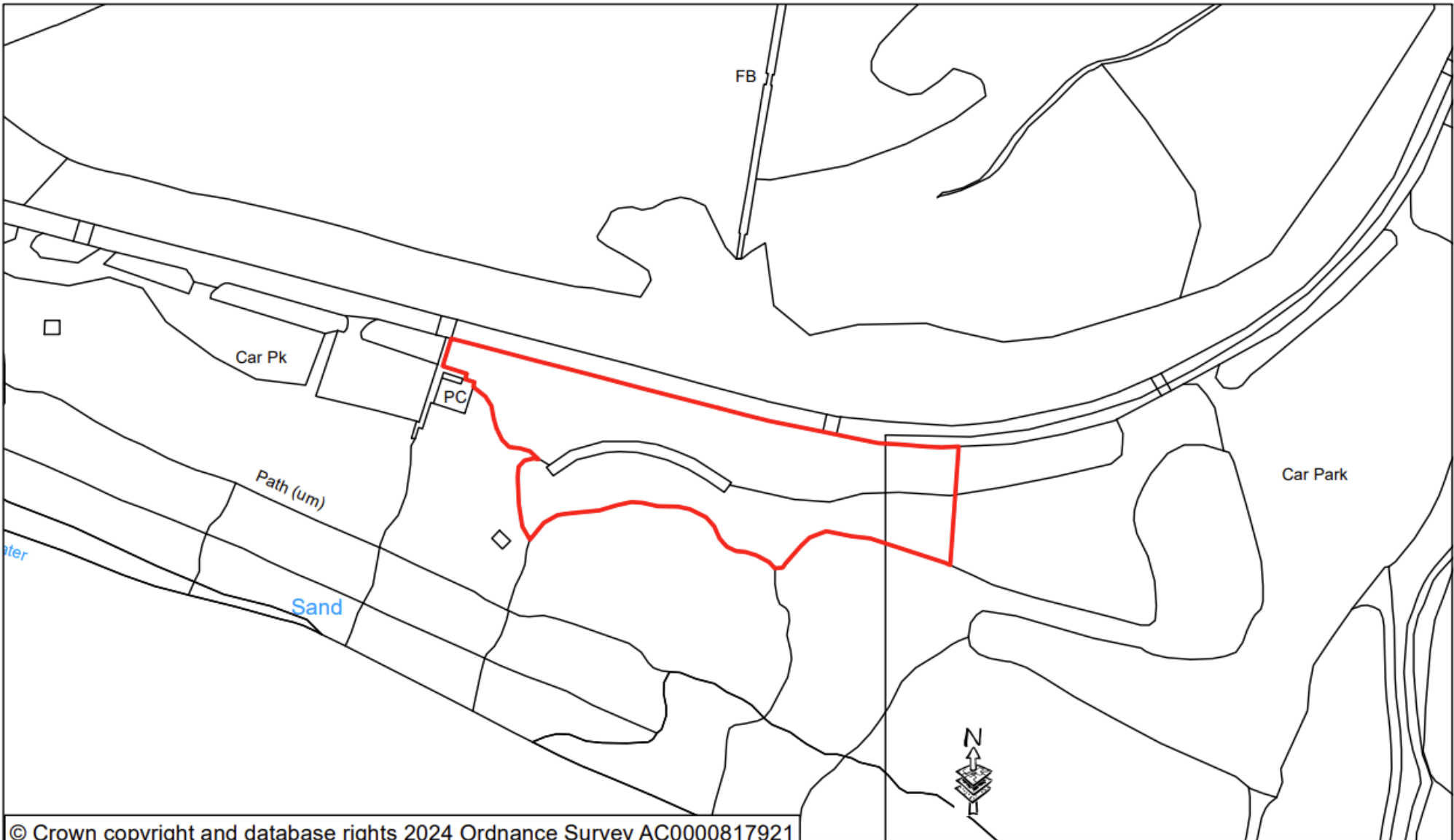
### Truro Office

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP

# Lease Plan - UPRN 11564 - Land at Par Beach - 17.12.2024 - v1



Scale 1:1,250 Paper Size: A4



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## Tender Return Form



1. This document does not constitute an offer or a contract
2. The Council is not obliged to accept the highest or any offer received for the property
3. Any offers submitted after the closing date may not be considered
4. All requested documentation, as detailed in the Tender Offer Form, must be submitted with the tender
5. The letting is subject to satisfactory references and financial checks
6. The tenant will be required to complete the letting no later than 4 weeks following dispatch of draft lease documentation from the Landlord's solicitor
7. The tenant is required to undertake a Fire Safety Risk Assessment and to prepare an Asbestos Management Plan, submitting these documents to the landlord for inspection within six months of the term commencement date.

## Outline of Opportunity

Traditionally beach huts have provided operators with the opportunity to generate income from daily and annual beach hut hire, however Cornwall has a vibrant small business community who may have other suggestions on how to create an attractive offer from the huts.

With an expanded offer, we are also open to tender proposals that seek to:

- Generate an income from commercial letting of some of the huts
- Hosting or running events that use the huts and associated public space

Cornwall has recently seen renewed interest in beach huts, saunas and picnic hamper provision at suitable beach locations.

This tender process is open, and you may submit any commercial/community proposal to make suitable and sustainable use of the facility. All proposals will be assessed against the same criteria.

Important background information:

- There is a planning restriction that there shall be no sleeping or overnight staying in the Beach Huts between 22:00 and 05:00.
- You may also require planning permission or a licence for your intended activity. You can check to see what licences you may require [here](#).

# Tender Procedure

## Stage 1: Initial Sift

This section includes mandatory pass/fail questions, which you must pass in order for the rest of your tender proposal to be considered.

1. Agrees to the Heads of Terms of the Lease.
2. Has adequate relevant experience and qualifications to manage their proposal.
3. Financial assurance – there is adequate evidence of business finance.
4. Any other formal ID and credit checks.

## Stage 2: Quality

This stage consists of an appraisal of your business case against the criteria outlined in the table below. Evaluation of this stage will account for 70% of the final award decision:

| Stage 2 assessment criteria   |  |
|---|--|
| Criteria  | Indicative content   |
| Business Set-up <ul style="list-style-type: none"> <li>•</li> </ul> | <ul style="list-style-type: none"> <li>• Evidence is provided that the business will invest in the physical asset, for instance through upkeep and maintenance.</li> <li>• Assets are updated to a high standard.</li> <li>• Products/services are to a high standard</li> <li>• The product/services offer will have high appeal to the local community and economic growth and sustainability of the community and is well aligned with Cornwall Councils' site ethos, to be maintained as a site for people to enjoy engaging with nature and pursue active lifestyles.</li> <li>• Evidence of investment in staff through training opportunities / other.</li> </ul> |

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Sustainability</li> </ul> | <ul style="list-style-type: none"> <li>• Demonstrate that the business is taking appropriate steps to minimise their impact on the local environment and other users.</li> <li>• Business involved in a broad range of environmental initiatives.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Community</li> </ul>      | <ul style="list-style-type: none"> <li>• Initiatives promoted and delivered to a broad demographic of the community.</li> <li>• Create initiatives to help the wider community.</li> <li>• Initiatives consider local people and visiting public.</li> </ul> |

## Stage 3: Financial Value

This stage considers the value of your tendered annual rent proposal. It will contribute 30% to the overall assessment score, being weighted in favour of higher tender values.

There is no minimum tender value threshold in this invitation and businesses are encouraged to undertake suitable market research to help inform their offer.

## Submission Details

**Application Form.** All parts of this form must be completed and all applicants must sign the Application Form.

|  |   |
|--|---|
| <p><b>Applicant/s – Insert the details of all individuals to be named as tenants in the Lease. Maximum of 3 individuals.</b></p> | <p><b>Applicant 1</b></p> <p>Surname:</p> <p>First names:</p> <p>Address:</p> |
| <p><b>Stage 1 – Pass/fail Sift</b></p>   |   |
| <p>The applicant agrees to the heads of terms of the lease</p>   |   |

|  |  |
|--|--|
| Outline your relevant experience and qualifications  |  |
| Outline your economic and financial standing, describing the plans you have in place to ensure your business plan is adequately financed, such as capital available and reinvestment strategy. | <b>Confirmation of adequate finance:</b>   |
| <b>Stage 2 – Quality of Offer (70%)</b>  |  |
| <b>Tender Proposal</b><br><br>Please enclose additional documents as required.   | Please give details of your proposals and vision for the future of Par Sands Beach Huts. |
| <b>Market Research</b>   | Please give details of any market research you have undertaken to support your proposal: |



|   |  |
|---|--|
|   |  |
| <b>Environmental Management</b>                                       | Please outline your understanding of our requirements for site maintenance and environmental management and how you will fulfil these to ensure that the public realm is kept safe and enjoyable:            |
| <b>Local Prosperity</b>   | Please explain how your proposal will support local jobs and skills and contribute to 'environmental growth', which puts a thriving natural environment at the centre of our economic and social prosperity: |
| <b>Please continue your answers on additional sheets as required.</b> |  |
| <b>Stage 3 – Value of Tender (30%)</b>                                |  |
| <b>Rent</b>   | Annual Rent: £ (in figures)<br><br>£ (in words)  |
| <b>Advert</b>   | Please could you tell us how you found out about this tender:  |
| <b>Agent's Details</b>  | Tick here if you do not wish to appoint an Agent .....<br><br>Name: .....<br><br>Address: .....<br><br>.....<br><br>..... Postcode: .....  |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>Tel : .....</p> <p>Mobile: .....</p> <p>Email: .....</p>   |
| <p><b>Solicitor's Details</b></p> | <p>Tick here if you do not wish to appoint a Solicitor .....</p> <p>Name: .....</p> <p>Address: .....</p> <p>.....</p> <p>..... Postcode: .....</p> <p>Tel : .....</p> <p>Mobile: .....</p> <p>Email: .....</p>   |
| <p><b>References</b></p>          | <p>Please supply 2 referees for the Council to contact to obtain references.</p> <p>Name:</p> <p>Address:</p> <p>Mobile:</p> <p>Email:</p> <p>Name:</p> <p>Address:</p> <p>Email:</p> <p><i>The Council may undertake a credit check on all individuals named in the Lease. Therefore all individuals named in the tenants section above need to complete and sign the following to authorise the Council to undertake a credit check.</i></p> <p>Name</p> <p>Date of Birth</p> |

Number of years living at present address:

Previous address if answer is less than 1 year:

Address: .....

.....

..... Postcode: .....

Signature: .....

Date: .....

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Name: .....

Date of Birth .....

Number of years living at present address: .....

Previous address if answer is less than 1 year:

Address: .....

.....

..... Postcode: .....

Signature: .....

Date: .....

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Name: .....

Date of Birth .....

Number of years living at present address: .....

Previous address if answer is less than 1 year:

|  |  |
|--|--|
|  | <p>Address: .....</p> <p>.....</p> <p>..... Postcode: .....</p> <p>Signature: .....</p> <p>Date: .....</p> |
|--|--|