



National  
Trust

**To Let**

## **Old Gas House at Porth Clais Car Park, Porth Clais, St David's, Pembrokeshire, SA62 6RR**



**Currently The Old Gas House provides visitors with basic refreshments and a place to sit down, however, there is scope to broaden the offering and increase visitor numbers and satisfaction.**

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

President: HRH The Prince of Wales  
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Deputy Chairman: Orna NiChionna  
Director-General: Dame Helen Ghosh DCB

Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846





## **TO LET BY INFORMAL TENDER**

- Work by the sea; The Old Gas House is an exciting lifestyle and business venture as it is located in a beautiful place which is extremely popular for tourists.
- A unique opportunity to work with the National Trust in an iconic location on the very western edge of Pembrokeshire.

**VIEWING DAY: 10:30am to 1:30pm on Friday 26<sup>th</sup> October 2018**

**TENDER CLOSING DATE: Friday 9<sup>th</sup> November 2018**

For more information please contact Iwan Mullin on 01834 832007.

[iwan.mullin@nationaltrust.org.uk](mailto:iwan.mullin@nationaltrust.org.uk)

### **THE LOCATION**

The Old Gas House is located 2 miles south west of St David's at Porth Clais Harbour. The property is situated at the edge of the National Trust car park 50 metres walk from the extremely popular Pembrokeshire coast path.

### **THE NATIONAL TRUST**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

### **NATIONAL TRUST VISION FOR THE OLD GAS HOUSE**

The Old Gas House will be a vibrant hub providing refreshment and information to the many visitors to the area. There will be a warm welcome and a high quality offer using good local produce. The hub will operate all year round but with reduced opening hours during the winter. The successful applicant would be expected to work closely with the Commercial Manager and adhere to regular opening and closing times advertised on the National Trust website.

### **WHAT KIND OF TENANT IS THE TRUST SEEKING FOR THE OLD GAS HOUSE**

The National Trust views this tenancy as a long term partnership and it is therefore essential that any applicant is committed to the Trust's aims of delivering great experiences and providing public access, involvement and enjoyment.

The applicant must demonstrate that he or she:

- Has the necessary training, knowledge and experience to manage the business.
- Can demonstrate that there is a sound financial base to provide the necessary working and investment capital.
- Has the ability and interest to work closely with the National Trust to deliver its aims and objectives.



The Old Gas House comes with its own set of opportunities and challenges. The Trust has set some criteria for the type of tenant we are seeking:

- Someone who wants to be part of the community and can demonstrate active community involvement.
- Someone with an aspiration to run a high quality visitor business;
- Someone who sees opportunities for a development that makes the most of the footfall in the area and that will complement existing businesses;
- Someone with a robust, realistic business plan, sound business experience and sufficient capital to support their plans.
- Someone who is a good communicator and can be an ambassador for the National Trust and the local community locally, regionally and nationally.

## THE PROPERTY





The Old Gas House interior consists of shelves, a work counter with a sink. There is mains water along with sockets for using appliances such as a kettle, toaster, fridge or freezer.

There are well kept public toilets within 5 metres of the kiosk.

### **OUTGOINGS AND COUNCIL TAX**

The tenant is liable to pay Business Rates, and all other outgoings relating to the property. Currently there is 100% relief from these rates under the Wales Government's Small Business Rate Relief Scheme.

## THE TENANCY AGREEMENT

Tenancy and Term	The Old Gas House will be let for a period of one year, under a contracted out Business Tenancy. If the relationship between the Landlord and Tenant proves successful, there is likelihood of a further tenancy being offered beyond the initial agreed period.
Rent	The prospective tenant is asked to tender a rent on a pounds per annum basis plus VAT. The rent is to be payable by Direct Debit monthly in advance. The first rental payment will be due on the 1st day of the term.
Deposit Insurance	The Tenant will not be required to provide a deposit. The Landlord will insure the structure of the buildings but the tenant will be responsible for contents, fixed equipment, employee and third party insurance.
Repairing Responsibilities (Summary)	The National Trust will be responsible for the main structure of the building and will also be responsible for joinery repairs and external decoration. Further details will be provided in the draft tenancy agreement available on the viewing day. The Tenant is responsible for internal decoration and general maintenance.
Sub Letting	There will be no right to assign, sub-let or part with possession of the whole or any part of the premises.
Outgoings	The Tenant will be responsible for all outgoing related to the property and their use such as Business Rates, water and utility charges.

## APPLICATION PROCESS

Viewing Day 10:30am to 1:30pm on Friday 26<sup>th</sup> October 2018

Informal Tender Completed applications must be received at:

**The National Trust  
Craig-Y-Borion  
Llanteg  
Narberth  
Pembrokeshire  
SA67 8QL**

Applications should be marked “**Private and Confidential**” and sent for the attention of Iwan Mullin.

Tenders must be submitted with the tender form provided on the viewing day. The tender form must bear the applicant's signature, certifying that the information given is correct. Applicants must complete the application form in full and it is recommended that applications include budgets and cash-flows for the first three years.

Prospective tenants should include sufficient information on the proposed business as well as their qualifications and relevant experience.

Applicants should also include information as to the assets they will be bringing to the business, along with income and sources of capital available for investment.

The National Trust will not give any indication of anticipated rent.

All tenders must be a specific sum; escalating or accumulating tenders will not be considered.

Applicants may use a professional agent to assist in the preparation of the tender, but this should be declared and applicants should be absolutely certain that they agree with, and are totally familiar with what is written.

**The National Trust reserves the right not to accept the highest or indeed any tender.**

## **Selection Process**

All applications received on or before the tender deadline will be considered and a shortlist prepared.

Those short listed will be asked to attend an interview at the ***Craig-Y-Borion Property Office, Llanteg, Narberth, Pembrokeshire, SA67 8QL***

The interview panel will include Alex Rees-Wigmore, Estate Manager, Iwan Mullin, Assistant Rural Surveyor and Cathy Orchard, Commercial Manager. A further shortlist may then be prepared and a second interview may follow. Following the selection of the successful applicant negotiations will take place to agree the final content of the Business Tenancy agreement.

For further information about being a National Trust tenant, visit [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

**Note**

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.