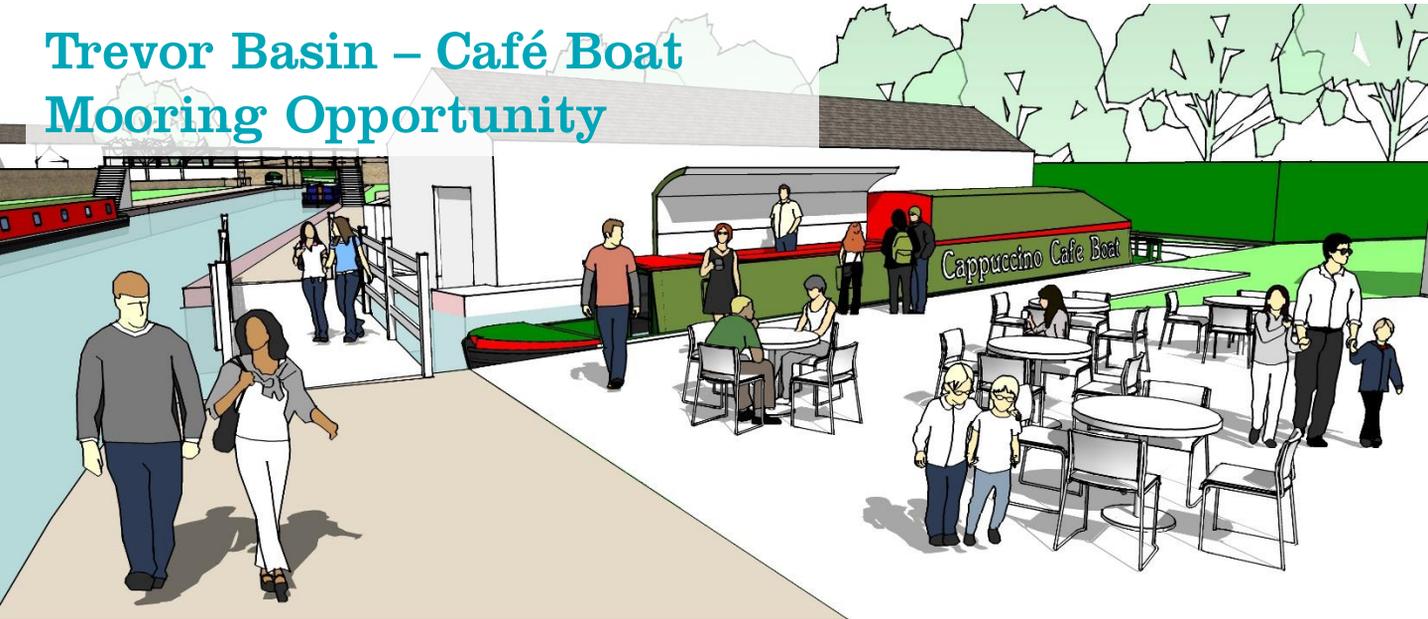




Trevor Basin – Café Boat Mooring Opportunity



The Opportunity

Sitting at the northern end of the World Heritage Status Pontcysyllte Aqueduct, Trevor Basin attracts over 300,000 visitors per year. The Canal & River Trust, the charity which looks after 2,000 miles of waterway across England and Wales including the Aqueduct, has a new prime commercial mooring opportunity available at the heart of the site.

The Trust are seeking a professional and competent café boat business to operate from the existing open dry dock adjacent to the Visitor Centre. The business must be multi-seasonal, offering heated internal seating and benefitting from outdoor areas during the warmer months as shown in the indicative image above. At present there are limited formal catering facilities on the Trevor Basin site and this therefore represents an outstanding opportunity to benefit from the increasing number of visitors. The Trust are expecting a business proposal that is exciting, innovative and complementary towards the World Heritage Status of the area.

It does not matter if you have no experience of running a business on water, what we are looking for is a business operator with a professional and high quality approach. The Trust can provide guidance on where and how to source a craft if required. Just let us know.

Registering Your Interest

All expressions of interest should be made to richard.beardsley@canalrivertrust.org.uk.



Site information

Lease Arrangements

The lease will be for a fixed term and the agreed term shall not exceed a period of 10 years.

There will be an Annual Rent payable, subject to negotiation. Any lease will be conditional on C&RT and the new business agreeing that the lease will be contracted out of the Landlord and Tenant Act 1954.

Planning

The site currently has temporary permission for a café boat (expiring end of 2017). An extension will be sought when a suitable operator is found.

Demise

The dock will be the primary demise, as shown on the plan overleaf, but will include rights to utilise the lawn area in front of the dock for outdoor seating and entertainment space if necessary (and subject to Trust campaigns or requirements from time to time).

The dock is currently partly surrounded by a metal fence. Entrance and exit points will be made available depending on the chosen operator's boat dimensions.

Site Facilities

A metered 3-phase power and water supply will be available to the operator, which will be re-charged accordingly.

The following will need to be arranged by the incoming Tenant:

Waste/refuse - disposal arrangements will need to be made by the incoming operator.

Storage space - there is no storage provision at this mooring.

Pump-out / Sewage connection – There is no sewage connection or pump-out facility available within the demise.



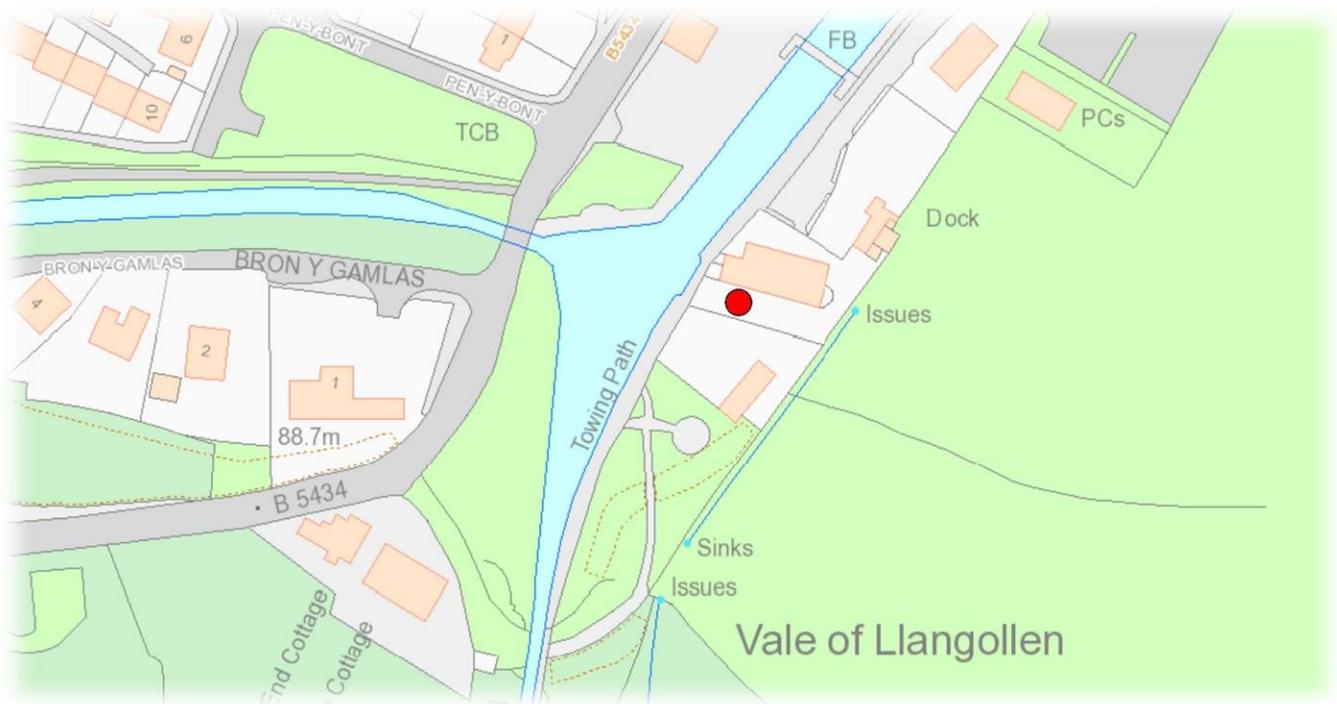


Site Constraints

The dock is approximately 4.8 metres wide by 26 metres long. However, the dock entrance is only 2.55 metres wide. Please bear this in mind when considering the correct type of vessel. Click here for more on navigational restrictions in the area:

<https://canalrivertrust.org.uk/media/original/1059.pdf>

Mooring Location



The mooring is situated within the former dry dock adjacent to the Visitor Centre. The nearest parking is the Council car park off New Road. The closest road access is Station Road, albeit on the opposite side of the Basin. Viewings of the mooring can be arranged locally, but please contact richard.beardsley@canalrivertrust.org.uk in the first instance.