

Park Café, Norwood Park

4 Salter's Hill, West Norwood, SE19 1DZ



To Let

Café on Norwood Park

Jade Quelch

Surveyor
Tel: 07442368192
Email: jade.quelch@avisonyoung.com

Ralph Smart

Associate Director
Tel: 07824 568 728
Email: ralph.smart@avisonyoung.com

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Description

The café is located on the eastern side of Norwood Park, adjacent to Salter's Hill and the children's playground. Central Hill (A214) is nearby. West Norwood and Gipsy Hill mainline stations are within walking distance and bus routes nearby.

The property comprises of 4 room each with individual entrances: main kitchen area, storage area, WC and a small kiosk. This is an exciting opportunity amidst a park that contains a children's playground, multi-use games area, skateboard park, toilets and a community garden.

Accommodation	Sq M	Sq Ft
Main Kitchen	12.9	139
Storage area	9.1	98
Kiosk	4.7	51
WC	1.2	13

Areas quoted are approximate.

Specification

- Outdoor space for seating
- Serving hatch

Terms

The premises are available on a new FRI lease for a term to be agreed. The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

The premises will be taken as seen.

Planning Consent

The property has consent for use within Class E(b) of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

Minimum offers of £12,000 per annum exclusive.

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

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Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

VAT

The unit is not elected to tax.

Business Rates

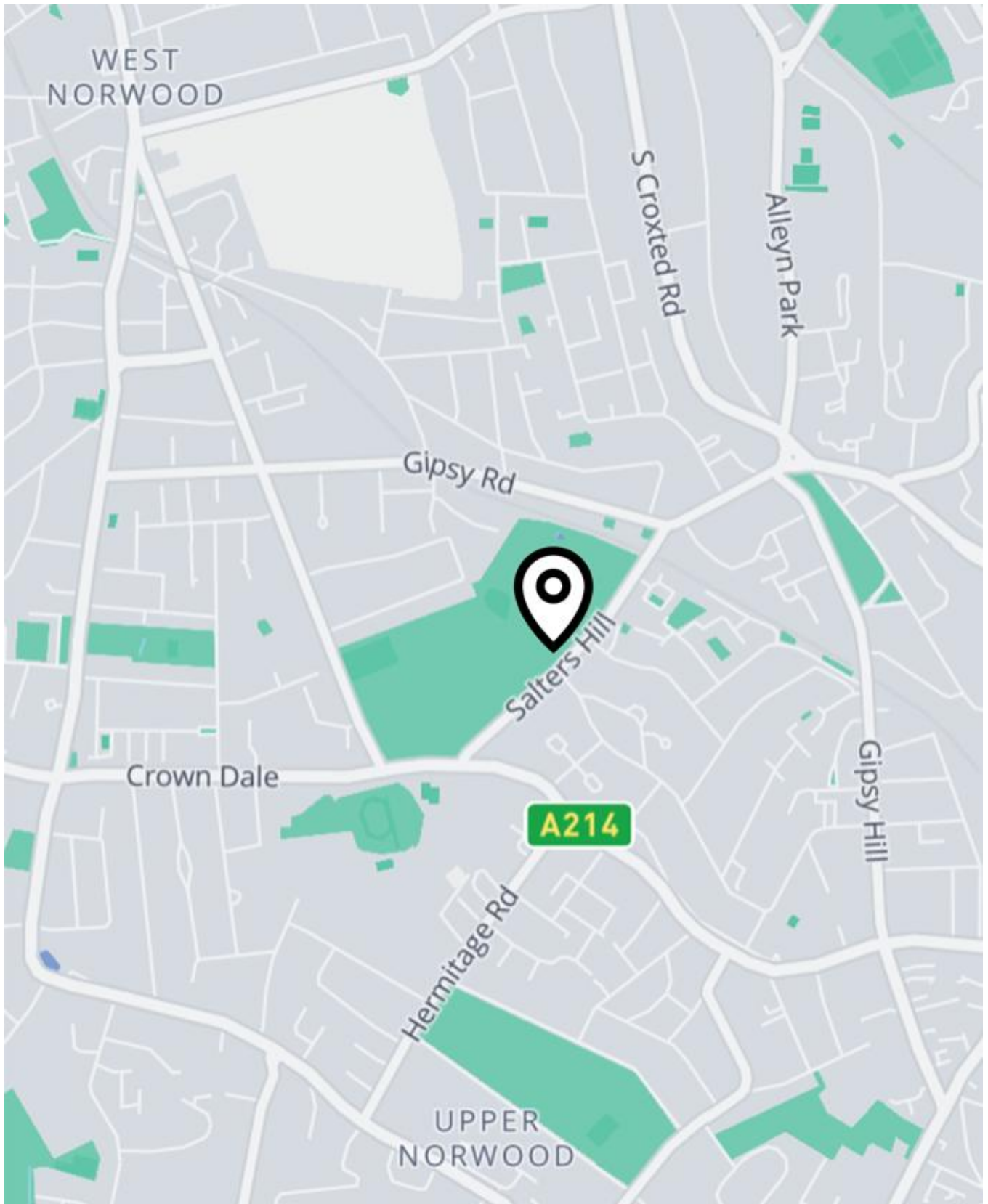
Interested parties should undertake their own due diligence to confirm rates due.

EPC

An EPC is not required as this property is smaller than 50sqm.

Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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