



CATERING KIOSK

TO LET

Radipole Park & Gardens, Weymouth, Dorset, DT3 5EZ

- Rare opportunity
- Catering Kiosk in public gardens
- Overlooking children's play area
- New 6 year lease

£6,000 per annum, exclusive

LOCATION

The property is located in Radipole Gardens, off Radipole Park Drive overlooking a Children's Outdoor Play Area and backing onto Sensory Gardens, Pétanque Court, Public Tennis Courts and Scooter Park offering Free Car Parking. Radipole Gardens is being redeveloped and improved following a £1 million award from the National Lottery Heritage Fund.

DESCRIPTION

A catering kiosk comprising a kitchen, stores, WCs, covered external decking seating area and external seating area. Hours will be restricted to 8am-10pm daily. A Specification for a Concession Contract is available on request with further details.

ACCOMMODATION

Kitchen	177 Sq Ft	16.44 Sq M
Stores	64 Sq Ft	5.95 Sq M
Total	241 Sq Ft	22.39 Sq M

BUSINESS RATES

To be assessed.

EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

TERMS

A new 6 year full repairing and insuring lease, with an upwards only rent review on the third anniversary and mutual break clause on the second anniversary. A rent free period is available to enable the tenant to fit out the property, terms to be negotiated. Rent - £6,000 per annum, exclusive, subject to contract.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

LEGAL COSTS

Each Party is to bear their own legal and professional costs.

NOTE

The property is offered as a shell and the tenant will be responsible for fitting out the kitchen and supply of catering equipment, tables and seating.

VIEWING

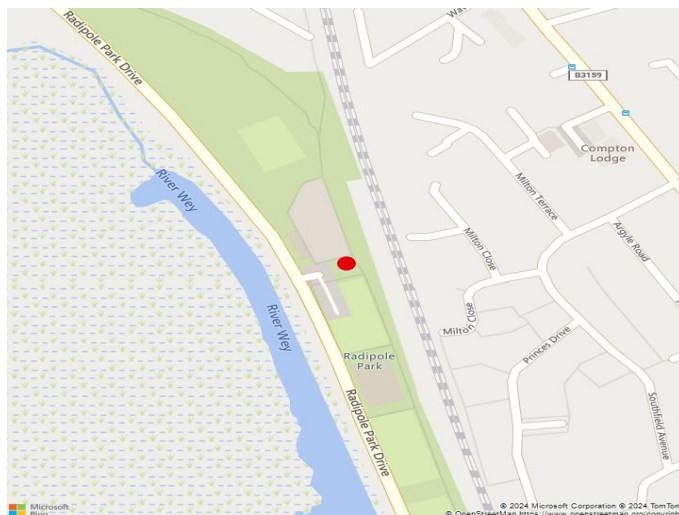
Strictly by appointment with sole agents:-

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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