



Sanderson
Weatherall

NEW PARK KIOSK TO LET



VAUXHALL PARK, FENTIMAN ROAD, VAUXHALL, LONDON, SW8 1QY

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- **Attractive park setting**
- **Unique opportunity for food & beverage operator (subject to restrictions)**
- **Close to Vauxhall Railway and Underground Station**

Location

Located between Vauxhall and Stockwell, Vauxhall Park is a popular place for recreation with facilities including a large playground, tennis and basketball courts, café, and park building which is to be redeveloped and will provide a new kiosk. The Park is opened at sunrise and closed at sunset.

Vauxhall Railway and Underground Station (Victoria Line) is approximately 5 minutes' walk, there are also numerous bus routes serving the area.

Description

The existing park building is to be demolished and replaced with a newly constructed Facilities Building consisting of a lightweight modular construction clad in softwood vertical boarding with uPVC glazing and steel lined doorways. Within this building will be a kiosk; 2 x public WC's; gardener's room including a WC, staff amenity and tool storage; plant/cleaning store; and 'Friends' storeroom.

The kiosk is a single room with an entrance, window, and service hatch suitable for the sale of snacks & beverages. NB: the planning consent prohibits 'commercial primary cooking'.

Practical completion is anticipated in Q3 2024.

Accommodation

Description	Size (GIA)	
	Sq. M	Sq. Ft
Kiosk	12.5	135

Lease

New effectively FRI lease for a term to be agreed subject to periodic rent reviews.

Offers

The Landlord is seeking offers in excess of £9,000 per annum exclusive of business rates, utilities, and all other outgoings.



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.

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.

Business Rates

The property is not currently assessed for business rates although this may change in the future.

Planning

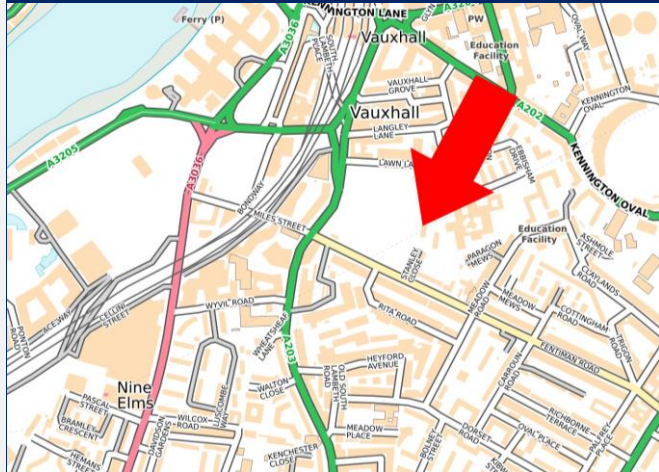
The refreshments kiosk shall be restricted to the following operation hours:

Monday to Friday: 08.30 to 18.00

Weekends and Bank Holidays: 09.00 to 18.00

There shall be no commercial primary cooking within the development.

All planning related enquiries should be via Lambeth Council Planning Department.

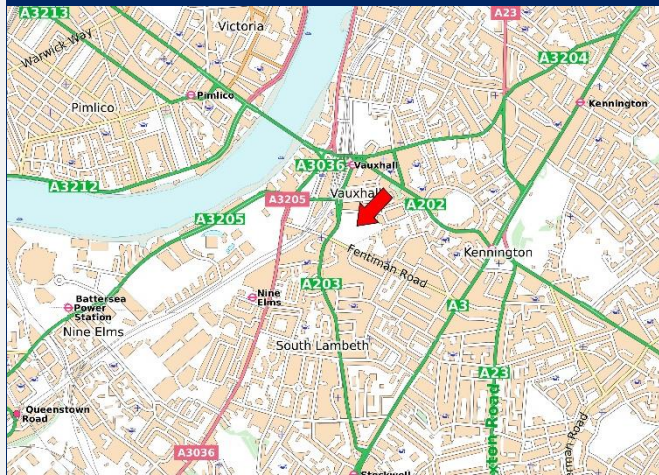


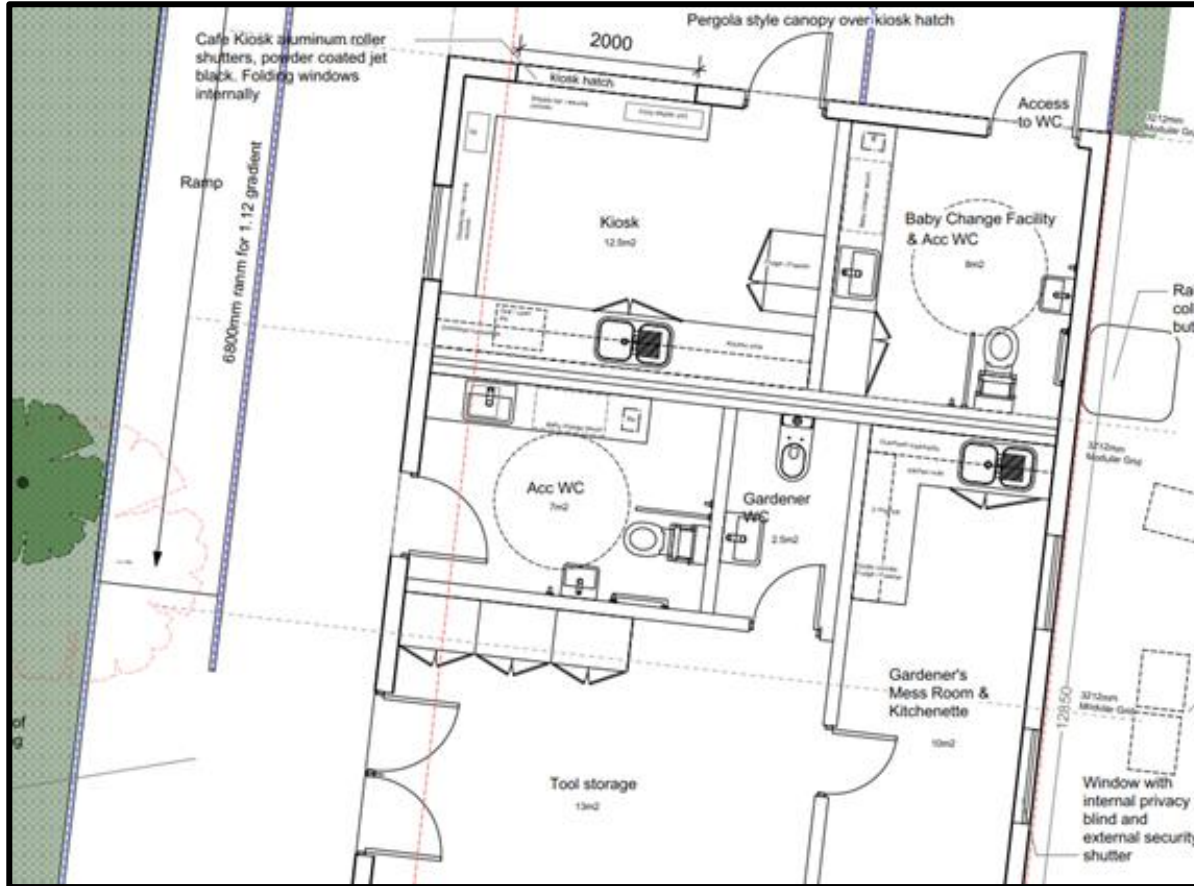
VAT

All prices quoted are exclusive of VAT.

Costs

The incoming tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.





Viewing and further information:

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