



Sanderson
Weatherall

UNIQUE F&B OPPORTUNITY CAFÉ/RESTAURANT - TO LET



CGI

BROCKWELL HALL, BROCKWELL PARK GARDENS, LONDON, SE24 9BN

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- **Unique F&B Opportunity**
- **Refurbished space in attractive historic property**
- **Attractive park setting**
- **Close to Herne Hill Station**

Location

Brockwell Park is located south-east of Brixton and west of Dulwich Village. It is an important and popular recreational facility providing playgrounds, tennis courts, basketball court, cricket nets and a BMX track.

Brockwell Park contains historic buildings and features including Brockwell Hall, Brockwell Lido, the Walled Garden, and Tritton clock tower.

The Park has 13 entrance and exit points. There is a car park in Dulwich Road adjacent to Brockwell Lido.

Transport

- Herne Hill Station: north of Brockwell Park at the junction with Dulwich Road.
- Brixton Tube: approx. 0.6 miles (14 minutes' walk)
- Numerous bus routes.

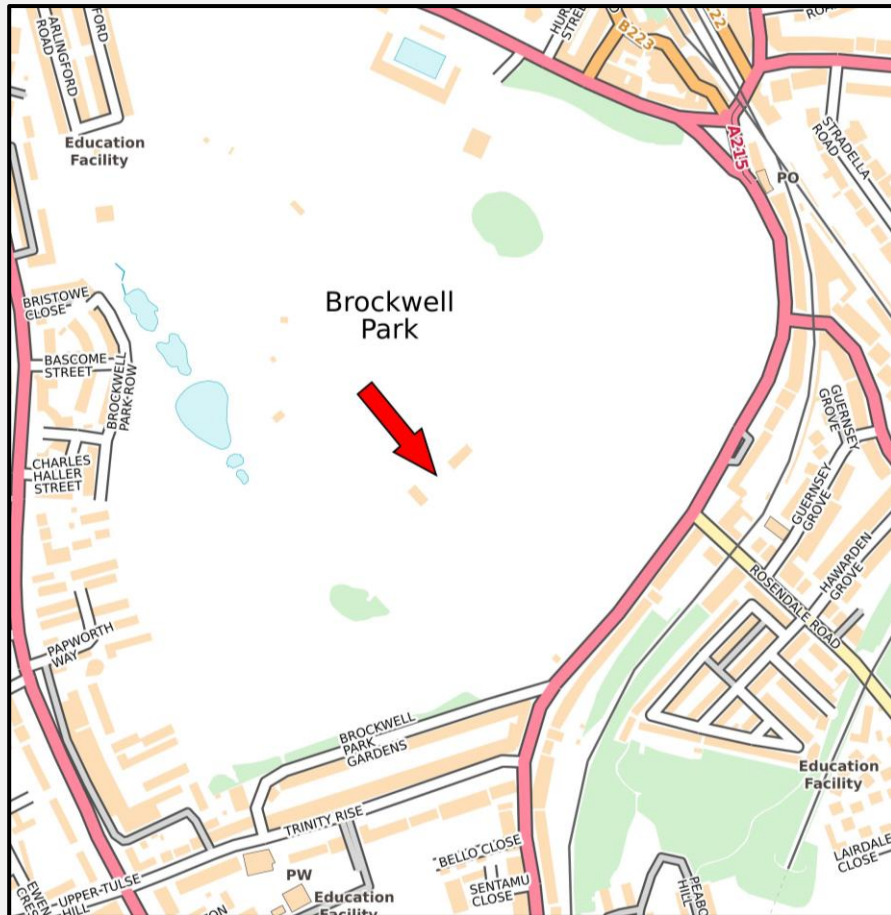
Restoration of Brockwell Hall

Brockwell Hall is a Grade II* listed building located in the heart of Brockwell Park. Lambeth Council in partnership with Brockwell Park Community Partners with funding from National Lottery Heritage Fund has committed significant investment to refurbish Brockwell Hall to create a new café and flexible community exhibition space. A new community events space will support a range of activities and functions. Brockwell Hall will be available for public and commercial use.

Description

The available space benefits from Brockwell Hall's attractive architectural features making it a unique setting for a suitable food & beverage operator.

The accommodation is on the ground floor and consists of the café and adjacent Picture Room, two interconnecting rooms that can be accessed from the front of Brockwell Hall as well as from the rear via a shared lobby. It will be handed over in shell & core condition ready for fit-out. Practical completion is anticipated in Q3 2024.



The ingoing tenant will host artwork associated with Brockwell Hall within the Picture Room that will form part of the café/restaurant demise.

The Landlord can allocate an area for external seating to the Tenant.

Accommodation

Description	Approximate NIA	
	Sq. M	Sq. Ft
Ground Floor Area	141	1,518

Lease

New effectively FRI lease for a term up to 15 years subject to periodic rent reviews. The lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Offers

The Landlord is seeking offers from a suitable food & beverage operator that can optimise the opportunity presented by the available café space at Brockwell Hall.

The rent will be based on the greater of a base rent or 10% of turnover. Offers in the region of £65,000 per annum exclusive of business rates, utilities, and all other outgoings are invited for the base rent.



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 does not appear on the Rating List, however, it may be assessed in the future.

Energy Performance Certificate

Information regarding the EPC is available on request.

Planning

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.



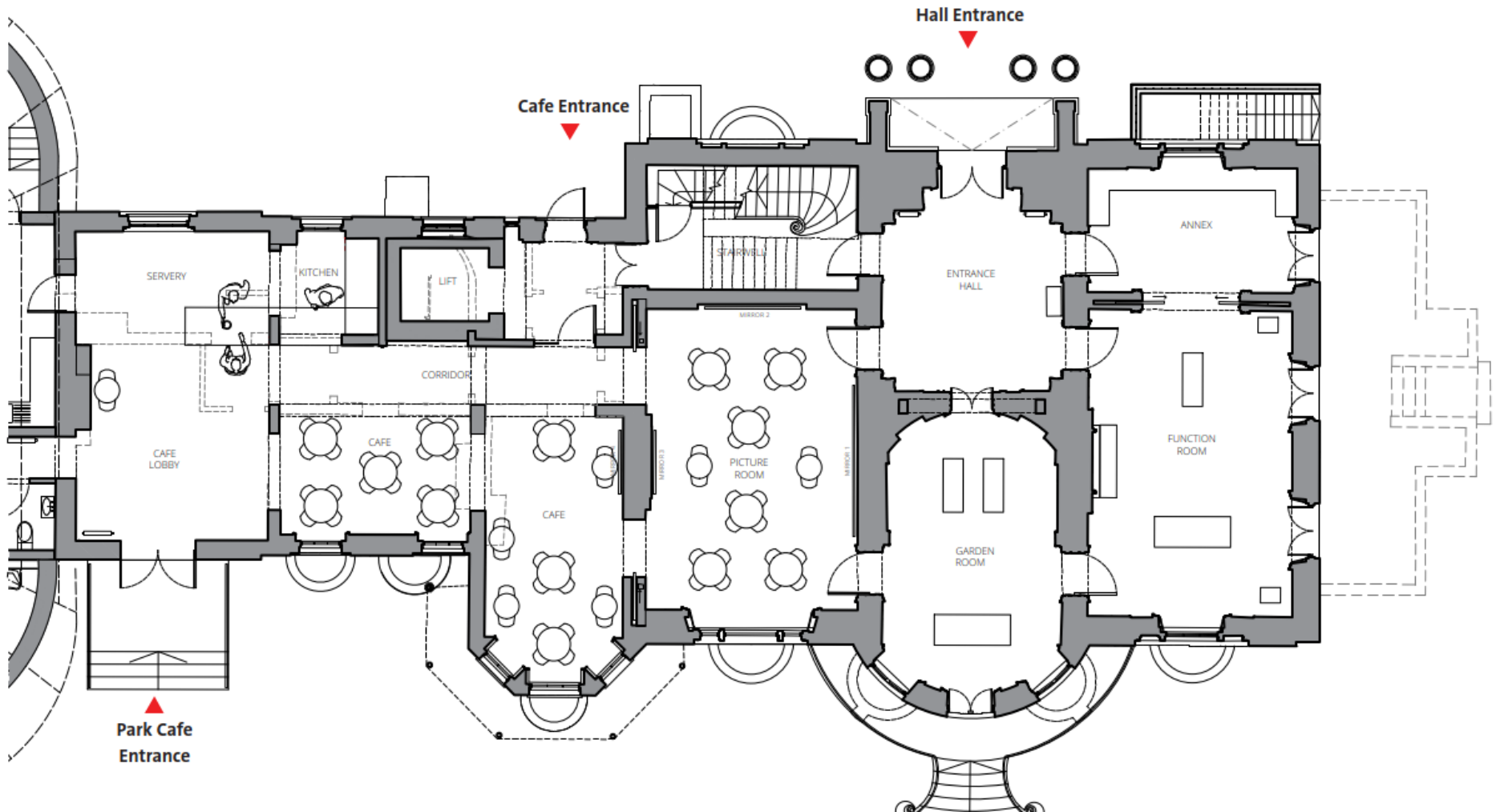
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Viewing and further information:

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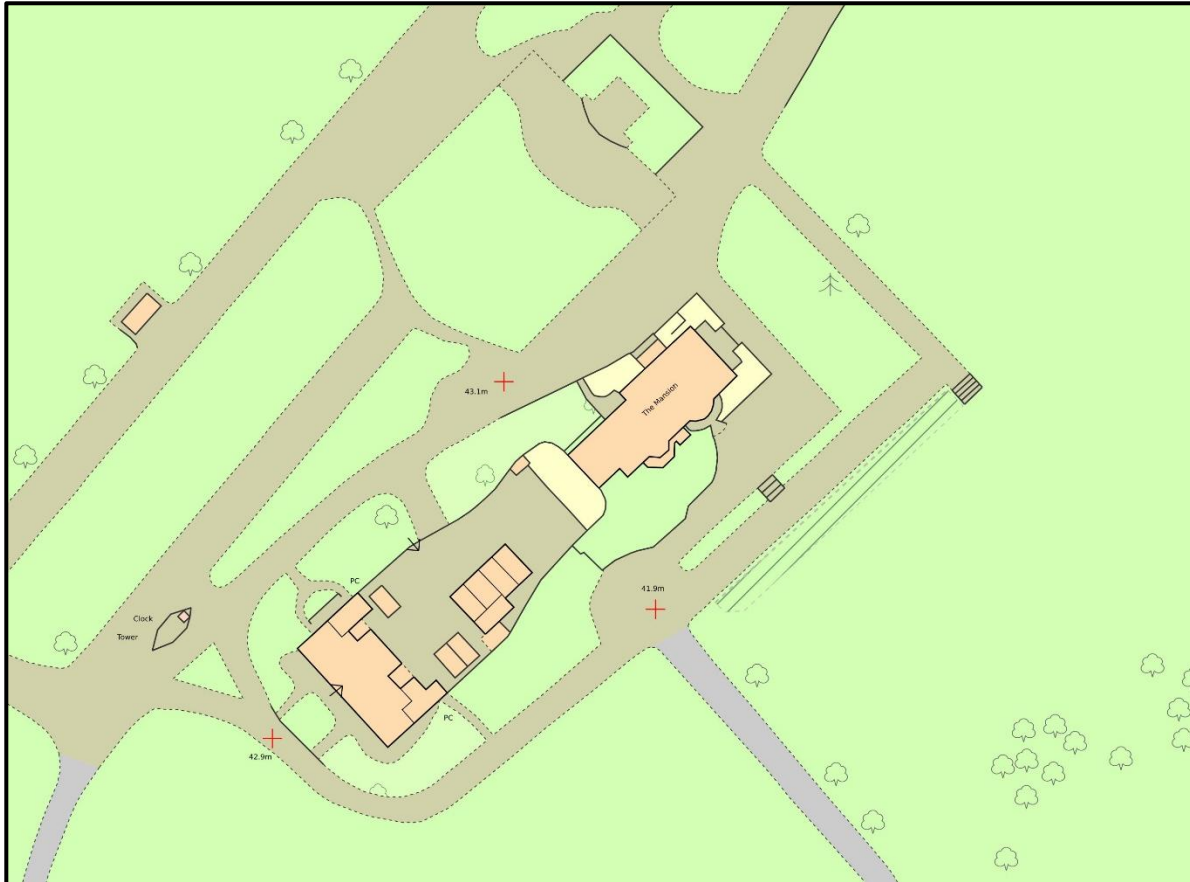
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