



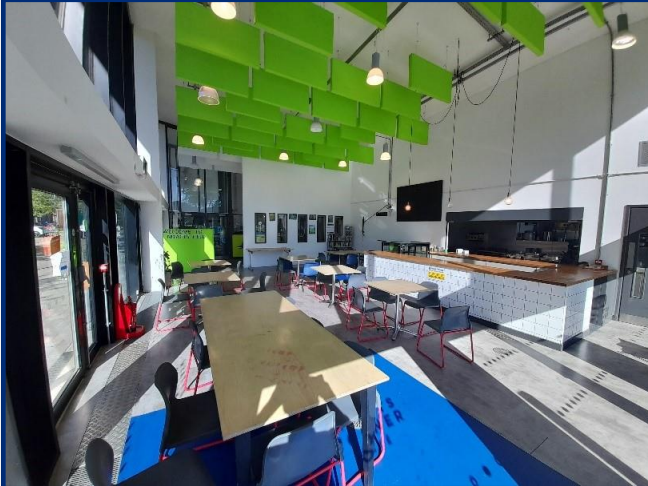
Sanderson
Weatherall

COMMUNITY CAFÉ TO LET



MYATTS FIELD NORTH COMMUNITY CENTRE, 24 CRAWSHAY ROAD, LONDON, SW9 6FZ

sw.co.uk



- **Opportunity for community/social enterprise café operator.**
- **Prominent corner location in attractive park setting.**
- **Fully fitted and ready to trade.**
- **Opportunity to provide catering for events and meetings at the Community Centre.**

Location

The property is located at Myatts Field North on Crawshay Road between Stockwell and Oval approximately 1.9 km north of Brixton town centre within the London Borough of Lambeth.

Myatts Field North is a major regeneration scheme that delivered new homes, a community centre and park. The park provides leisure facilities including football pitches and a multi-use games area.

Main roads in the area consist of Brixton Road (A23) and Camberwell New Road (A202).

Oval (Northern Line) and Stockwell (Northern & Victoria Line) Underground Stations are both approximately 0.8km to the north and west of the property respectively. There are numerous bus routes on nearby Brixton Road. The location has a PTAL rating of 2.

Description

The café forms part of Myatts Field North Community Centre, a prominent steel framed building with glazed elevations, which also provides function rooms, meeting rooms, and an IT suite.

The café benefits from a prominent corner position providing good visibility with a glazed frontage onto Crawshay Road and a return frontage onto the park, both have entrances into the café. It can also be accessed via the entrance lobby into the Community Centre and so is not fully self-contained.

The café is arranged on ground floor and consists of a rectangular seating area with an open plan kitchen to the rear separated by a serving counter. The café is fully equipped with extraction enabling commercial cooking. The incoming tenant will be able to utilise the existing fixtures & fittings.

The café's customers and staff will be required to use the WC facilities that serve the community centre.

The café operator will be permitted to have external customer seating beneath the external canopy.



Accommodation

The property provides the following approximate floor area:

	Size (NIA)	
	Metric	Imperial
Ground Floor	107.24 sq. m	1,154 sq. ft
TOTAL	107.24 sq. m	1,154 sq. ft

Lease

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

Rent

The Landlord is seeking offers in the region £18,500 per annum exclusive of utilities and all other outgoings.

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.

Service Charge

The service charge will be 19% of the total cost of refuse and recycling, gas, electricity and water.



Business Rates

The rateable value falls within the overall assessment for the Community Centre.

Energy Performance Certificate (EPC)

Energy rating C. Valid until 29 August 2034.

Planning

The planning consent for Myatts Field North Community Centre, which includes the café, is understood to be Class F. The café is to operate as a community café/social enterprise and be an integral part of the community centre. The community café will be required to provide catering for events and meetings at the Community Centre.

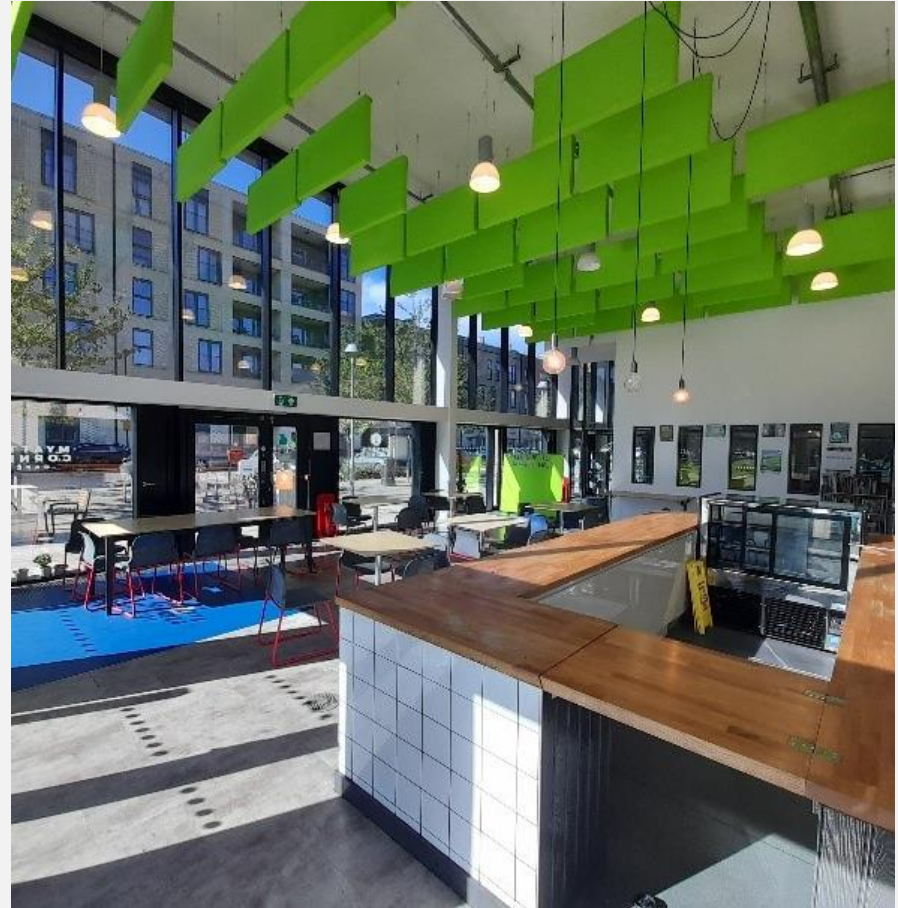
All planning related enquiries should be via Lambeth Council Planning Department.

VAT

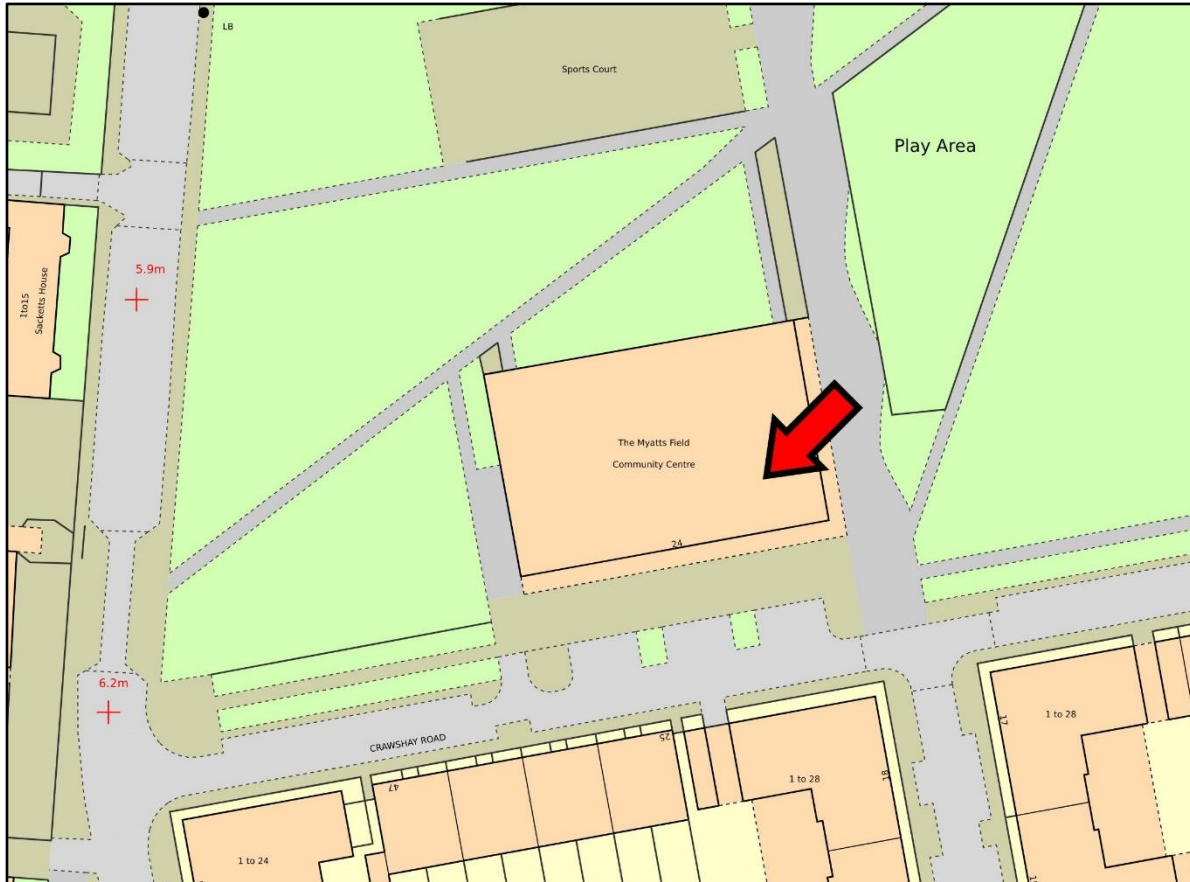
All prices quoted are exclusive of VAT.

Costs

Each party is to be responsible for its own legal and professional costs.



MYATTS FIELD NORTH COMMUNITY CENTRE, 24 CRAWSHAY ROAD, LONDON, SW9 6FZ



Viewing and further information:

Paul Moody

Tel: 020 7851 2129/07774 693545

Email: paul.moody@sw.co.uk

Robert Few

Tel: 020 7851 2106/07710 399 116

E-mail: robert.few@sw.co.uk

Sanderson Weatherall LLP

4th Floor

87/88 Bartholomew Close

London

EC1A 7BL

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

SEPTEMBER 2024

**Sanderson
Weatherall**

sw.co.uk