

MILE END PLAYGROUND KIOSK TO LET

Mile End Playground, London E3 | Offers in the region of £3,000 per annum.



DESCRIPTION ...

The premises comprises of a modern kiosk set up for café use. The property benefits from outside space, with covered seating (not demised) which can be utilised for customer and public use. Internally the premises is divided into the main service space, kitchen store, staff toilet and public toilets.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	25.75	277

THE OPPORTUNITY ...

The London Borough of Tower Hamlets require an operator for the kiosk within the Mile End Children's playground. Entry to the park is only permitted for those with young children between the opening hours detailed on the next page. During the winter months the park is not well used. The majority of visitors use the park in the summer and warmer school holidays. The kiosk will need to provide affordable drinks and snacks targeted at young children and their parents. Along with this the tenant will be responsible for the park public toilets as detailed on the next page.

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LOCATION ...

The property is situated within Mile End Children's Park, in the heart of East London. The Park is directly south of Mile End Park. The park also benefits from excellent transport links with both Mile End and Limehouse stations being within 15 minutes' walk. The park also sits directly on several bus routes.

TENURE ...

An FRI lease (excluding repair of the public toilets) for a term of 5 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

RENT ...

Rental offers are invited in the region of £3,000 per annum (excluding VAT if applicable).

USE ...

The property is to be used as a café kiosk under use Class E.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

Each party to bear their own costs.

EPC ...

EPC details available upon request.

OPENING HOURS ...

Summer Season: 10am – 6pm.

Winter Season: 9am – 5pm.

PUBLIC TOILETS ...

The toilets attached to the café premises in addition to customers of the café are to be made available to park users. The tenant will be responsible for the daily opening and closing of the public toilets. In addition, the tenant will ensure the public toilets are cleaned throughout the day.

DELIVERY ACCESS ...

Daily between 9am-10am.

VIEWING ...

For further information or to arrange a viewing, email: JessicaL@sfpgroup.com.

Alternatively, please call the details below:

Elliot Dowsett-Ward

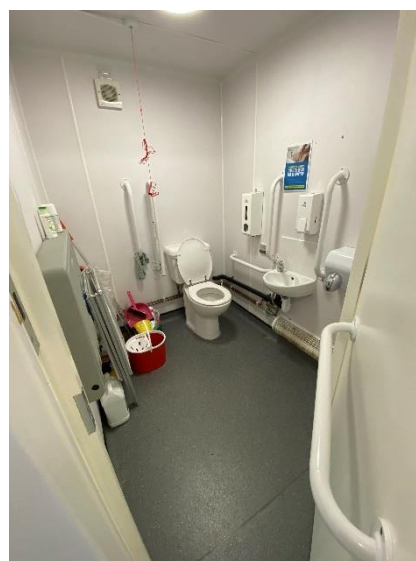
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