

# PRIME VICTORIA PARK F&B OPPORTUNITY TO LET UNIQUE OFFERING SOUGHT AFTER

V&A Building, Victoria Park, London E3 5TB | Offers in excess of £25,000 per annum.



## EXECUTIVE SUMMARY ...

- The London Borough of Tower Hamlets are looking for an operator to take on the premises and carry out a conversion into a successful food and beverage operation. The offering should be appealing to a wider demographic of visitors to the park and be distinctive and unique in comparison to the other F&B operations within the park.
- Local businesses are encouraged to apply.
- The operator will be required to suitably convert the property into a restaurant/ eatery, by going through the planning and building regulations process and carrying out any construction and fit out works.
- The tenant shall be responsible for the daily opening and closing of the public toilets as well as the cleansing of them throughout the day. The toilets must be open to the public.
- Offers in excess of £25,000 per annum for a term of 10 years.
- Tenant required to provide a personal guarantee.
- Subletting prohibited.
- The Council would be open to allowing use of the fenced off external area by way of a separate annual licence agreement.
- Subject to consent from Planning, the council will create a new access gate from Grove Road, specifically for the operator, who will then manage and maintain this gate.

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## DESCRIPTION ...

The premises currently comprises a modern community use property. Internally the property provides a function room, office space and toilet facilities. Externally the property provides public accessible toilets. The property benefits from demised fenced off outside space which can be accessed via the glazed doors. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (GIA)	112.96	1,215.90

## LOCATION ...

The property is situated within Victoria Park, in the heart of East London. Victoria Park is Britain's oldest public park, spanning over 86 hectares and enjoying 9 million visitors each year. The park benefits from excellent transport links with Cambridge Heath, Hackney Wick and Mile End stations, all being within 10 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 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954). The Tenant will be granted a license for the outdoor space surrounding the property which can be utilised for chairs and tables.

## BUSINESS RATES ...

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

## LEGAL COSTS ...

The tenant is to cover the Councils legal costs.

## EPC ...

EPC details available upon request.

## DELIVERY ACCESS ...

Operators will be permitted vehicle access to load and unload with stopping limited to 30 minutes maximum. No permanent parking is available.

## OPENING HOURS ...

Victoria Park opens at 7am and closes at dusk. Subject to planning consent the operator may be able to extend the operating hours until 10:30pm.

## TENANT INCENTIVES...

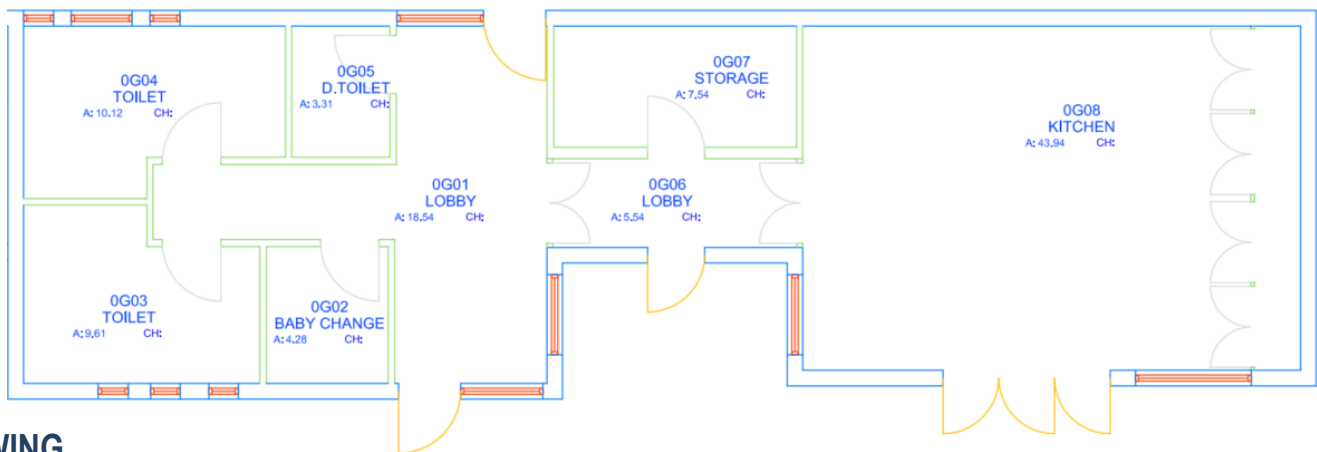
A rent-free period of a length to be agreed will be available to the chosen operator.

## USE ...

The property is to be used as a restaurant/ eatery under use Class E. The sale of alcohol will be prohibited.

## RENT ...

Rental offers are invited in excess of £25,000 per annum (excluding VAT if applicable).



## VIEWING ...

For further information or to arrange a viewing, please call the details below:

**Tom Dawes**  
T: 07917 118866  
E: tom.dawes@sfggroup.com

**Jack Bayes**  
T: 020 3831 7242  
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