

Community Use Café Kiosk To Let

Community Kiosk, St John's Park, 6 Plevna Street, London, E14 3LN | £6,150 per annum



DESCRIPTION ...

The premises comprises a refurbished compact service hatch style kiosk situated alongside public toilets.

Internally the property is divided into the main service space, kitchen and storage.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (GIA) not including public toilets	40.77	438.85

USE ...

The property is to be operated as a community café open 6 days per week.

The property is being marketed for use by a Voluntary and Community Sector (VCS) organisation to carry out community-based activities that benefit local residents.

A VCS organisation is defined as a body that:

- Is not part of the statutory sector,
- Exists for community / social/ environmental benefit,
- Is non-profit distributing and must reinvest any surpluses to further its social aims / community benefits,
- Has community benefit objectives.

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LOCATION ...

The property is situated in St John's Park on the Isle of Dogs. The property benefits from excellent transport links being located in close proximity to the Crossharbour DLR station along with several bus services running along Manchester Road.

TENURE ...

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

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. Toilets to be open to the public as a minimum from 10am to 4pm at least 6 days per week.

EPC ...

EPC details available upon request.

RENT ...

Rental offers are invited at £6,150 per annum for the entire premises.

VIEWING ...

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

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@sfpgroup.com

Jack Bayes

T: 020 383 17242

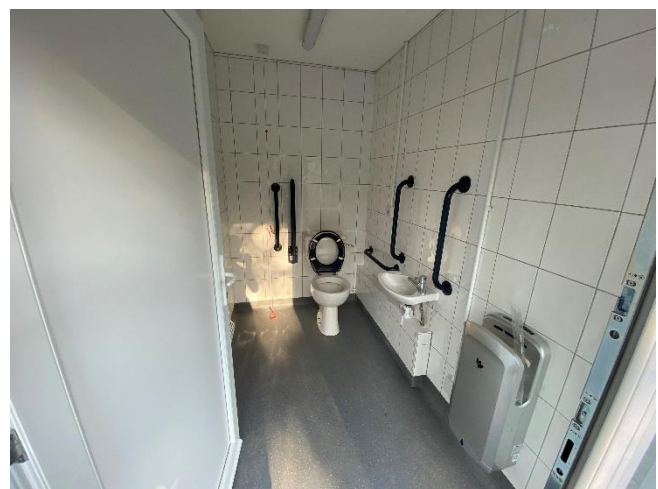
E: jack.bayes@sfpgroup.com

BUSINESS RATES ...

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

LEGAL COSTS ...

Tenant to bear both parties' legal costs.



SFP PROPERTY | 10 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



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