

REFURBISHED KIOSK CAFÉ OPPORTUNITY TO LET

Ron Caine Pavilion, Victoria Park, London E3 | Offers in excess of £10,000 per annum.



DESCRIPTION ...

The premises comprises a refurbished compact service hatch style kiosk situated alongside sports changing facilities and public toilets. The kiosk benefits from outside space which can be utilised for customer seating. Internally the premises is divided into the main service space, kitchen store and staff toilets. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	17.37 sq m	187 sq ft

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 ...

A n FRI lease 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 excess of £10,000 per annum(excluding VAT if applicable).

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USE ...

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

OPENING HOURS ...

Victoria Park opens at 7am and closes at dusk. The selected operator will be able to open from 7am and be required to close one hour before dusk.

DELIVERY ACCESS ...

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

BUSINESS RATES ...

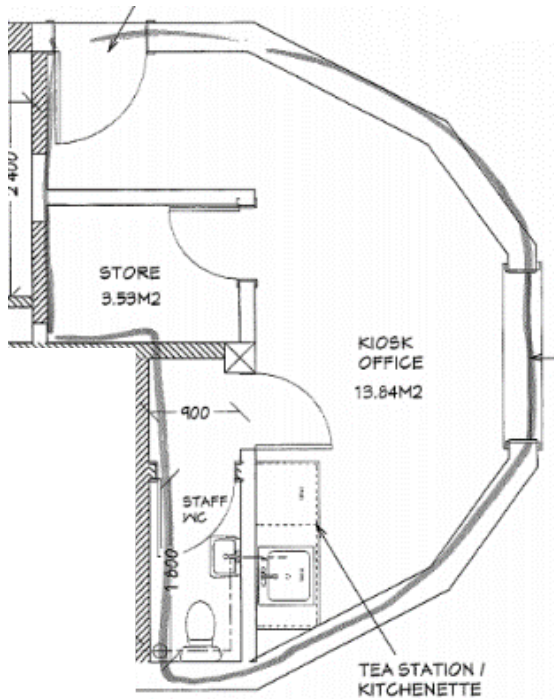
All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

Each party to bear their own costs.

EPC ...

EPC details available upon request.



VIEWING ...

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

Alternatively, please call the details below:

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