

REFURBISHED CAFÉ KIOSK OPPORTUNITY TO LET

Shore Place, Victoria Park, London E3 | Offers in excess of £15,000 per annum.



DESCRIPTION ...

The premises comprises a refurbished period park rangers hut now set up for café use. The property benefits from demised outside space which can be utilised for customer seating. 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)	14	150

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 5 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

RENT ...

Rental offers are invited in excess of £15,000 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.

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.

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.

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.

DELIVERY ACCESS ...

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



VIEWING ...

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

Alternatively, please call the details below:



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