

RAVENS COURT PARK TEA HOUSE PADDENSWICK ROAD LONDON, W6 0UL



**EXTERNALLY REFURBISHED PERIOD TEA HOUSE
SITUATED IN RAVENSCOURT PARK
RARE OPPORTUNITY TO ACQUIRE A NEW LEASE (CLASS E)
KITCHEN FACILITIES WITH FEASIBILITY FOR EXTRACTION**

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
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Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The property is situated within the popular Ravenscourt Park, close to the eastern park entrance leading from Paddenswick Road (B408) and Ravenscourt Road. It benefits from six access points allowing accessibility from two major highstreets and vehicular routes: Goldhawk Road and King Street. The property is 0.3 miles north of **Ravenscourt Park Underground Station** (District Lines), providing quick access to major transport hubs in London, including Hammersmith Broadway. Numerous bus daytime and night bus links are nearby, including the 27 and 190 route.

The park is one of Hammersmith and Fulham's flagship public facilities, comprising 13-hectares of open space. It is well-used by residents and visitors and offers various additional facilities to the Tea House, including play areas, tennis and basketball courts and a garden centre. There is an attractive lake feature in the centre of the park, fed by Stamford Brook. Hammersmith is an affluent residential suburb in west London; other nearby attractions include the Anglesea Arms pub, the Livat Shopping Centre and Hammersmith Broadway.

Description:

The property comprises a detached Grade II listed building constructed in the 1830's and has just undergone a major refurbishment of its roof and external seating area. It has the benefit of an existing kitchen area to the rear with the ability to re-install an extraction, a large customer seating area on ground level, and staff WCs. There are rights of way to the rear of the premises, providing access for deliveries from Paddenswick Road. Public WCs are also available which are adjacent to the building for customer use.

Commercial accommodation:

Floor	Net Floor Area (approx.)
Internal customer seating	653 sq. ft. (60.66 sq. m.)
Kitchen	294 sq. ft. (27.31 sq. m.)
Storage	118 sq. ft. (10.96 sq. m.)
Total	1,065 sq. ft. (98.93 sq. m.)
Loft with restricted access (un-rentalised)	680 sq. ft. (63.17 sq. m.)
External paved customer seating area with rights of way for public WC's.	1,770 sq. ft. (164.43 sq. m.)

User:

We believe the premises falls under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The existing use of the Tea House is for a café, which is ancillary use to the open space surrounding it. Planning permission would be required for any use(s) that are not related or ancillary to the park, including any afterhours which incorporate restaurant/café use.

EPC:

The property offers EPC rating of C – (68), copy of the EPC is available upon request.

Rateable Value:

We understand the premises is exempt from business rates, however we are currently waiting for confirmation from the VOA to confirm.

Rent:

£50,000 per annum, exclusive of other outgoings.

Terms:

A new full repairing and insuring lease will be available, but it shall be excluded from the security of tenure provisions in part II of the Landlord and Tenant Act 1954. An initial term of 10 years will be granted, subject to upwardly only rent review on the 5th anniversary of the lease term in line with CPI indices. The café is to operate during park opening hours. A timetable of the park opening hours will be provided.

Planning:

We understand that installation of new extraction and flu system will be required and therefore, successful applicants will be required to submit a full planning application to obtain the necessary local authority consents.

Tender:

All prospective tenants will be required to provide a detailed business plan along with their offer to lease the premises by the end of business Wednesday 18th January 2023.

All interested parties are advised to submit any questions/enquiries they may wish to raise by the end of business Wednesday 4th January 2023 to allow Willmotts/Landlord to have sufficient time to respond prior to the expiry of the tender deadline date of 18th January 2023.

VAT:

Not applicable.

Legal Fees:

Each party to bear its own legal costs.

Viewings:

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Contacts:

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