



RARELY AVAILABLE PAVILION & KIOSK IN PUBLIC PARK
TO LET OFFERS OVER £30,000 PA
NORMAND PARK, LONDON, W14 9TH



The Complete Property Service

020 8748 6644

- BOWLS PAVILION AND KIOSK
- POPULAR FULHAM PARK
- 2 TRADING OPPORTUNITIES
- BID DEADLINE 12/01/2024

Location

The buildings are located within Normand Park in the London Borough of Hammersmith & Fulham. The park is Green Flag Award-winning and comprises 2.1 acres of outdoor space. Popular local amenities within the park include an outdoor gym, a children's playground, a sports court, and green spaces for dog-walking. Lillie Road forms the southern boundary together with the Clem Atlee Estate, and there is terraced housing to the north of the park forming Bramber Road and Normand Road.

The kiosk is centrally located within the park, situated on the principal footpath linking the south perimeter with its north. The pavilion is situated 50 yards to the east of the kiosk and overlooks a grassed area formerly used as a bowling green.

Description

The demised premises comprise a bowls pavilion and a kiosk, providing two trading locations within Normand Park. The two properties are standalone, single-storey brick-built buildings with flat roofs.

The bowls pavilion was formerly used as a changing room facility and benefits from existing WCs, a kitchenette and storage space. The pavilion offers an opportunity for creative refurbishment, with the intended future use as a community café.

The council shall be delivering landscaping improvements to rewild the bowling green and improve access over the winter including an outside seating area in front of the pavilion.

Accommodation Schedule:

The property offers the following approximate dimensions:

Location	Sq.Ft.	Sq.M
Bowls Pavilion	867	80.55
External Space	250	23.23
Kiosk	200	18.58

Terms:

Offers are sought in excess of **£30,000** per annum, exclusive of other outgoings.

A new full repairing and insuring lease will be available, and it shall be excluded from the security of tenure provisions in part II of the Landlord and Tenant Act 1954. A term of 15 years will be granted, with a landlord-only break at the 10th year. The lease is subject to upwardly-only rent reviews on the 5th anniversaries of the lease term in line with CPI indices.

The premises are to operate during park opening hours which are currently 08:00-19:30 April to September, and 08:00-17:00 October to March. The tenant will be responsible for ensuring the areas surrounding the demised premises are free from litter and kept clean, to include the bowling green in front of the pavilion.

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 **Friday 12th January 2024**.

Business plan should demonstrate social value, inclusion and an expectation of working with the local Friends of Normand Park group to support their local community events in the park. Submissions from charitable, community groups and CIC's are also welcomed. Sustainability is essential and the café should contribute to the council's carbon neutral plans by 2030, this will be one of the scoring criteria for selection.

User:

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The kiosk has been formerly used as a café, and the bowls pavilion was used as changing room facilities.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Service Charge:
To be confirmed.

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.

EPC
Energy performance certificate is awaited for the premises. A copy of the EPC is available on request.

Rateable Value:
We are advised that the premises is exempt from business rates, however interested parties should make their own enquiries.

Legal
The tenant shall contribute 50% towards the landlord's legal fees.

VAT
The property has not been elected for VAT purposes.

AML
We may require additional information from the proposed tenants so that an online verification can be undertaken, In accordance with Anti-Money Laundering Regulations, should our clients request.

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

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