

# Café, Radnor Gardens

# To let

Cross Deep, Twickenham, TW1 4RB



Prominent Location

**Café opportunity within popular public gardens**



Quoting Rent

**Expressions of interest invited**



Size

**325 sq ft NIA**



Planning

**Planning Use Class E**

## Get more information

For further information or an appointment to view, please contact:

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## Café Premises, Radnor Gardens, Cross Deep, Twickenham, TW1 4RB

### Description

The Cafe is located within Radnor Gardens in Twickenham, a popular recreational park fronting the River Thames. The café is located at the southern end of Radnor Gardens close to entrance at the junction between Cross Deep and Waldegrave Road.

The café comprises a single storey building with a flat roof dating back to the 1930s with a modern metal gazebo providing a covered area for customer seating. Internally the premises provides a small lobby area leading onto the kitchen and preparation space. There is no internal customer seating although the covered outside area provides space for approximately 22 covers. There is a public WC which is accessed externally to east of the building.

The premises are available to be let for use as a café within Planning Use Class E.

### Accommodation

| Floor | Area (sq m) | Area (sq ft) |
|-------|-------------|--------------|
| NIA   | c. 30 sqm   | C 325 sq.ft  |

The premises in total extend to a net internal area of approximately 325 square feet (c. 30sqm) and is offered 'as seen'.

### Use

As a café for the sale of foods, snacks and hot and cold beverages.

### Lease Terms

A new lease is offered for a term of 5 years with the tenancy being 'contracted out' of the security of tenure provisions of the Landlord and Tenant Act 1954.

### Service Charge

The rent will be inclusive of service charge.

### Business Rates

The premises have a Rateable Value of £13,500. It is recommended that interested parties make their own enquiries to verify this information and satisfy themselves as to the Business Rates payable.

### Outgoings

The ingoing tenant would be responsible for all charges relating to the consumption of electricity and water and such other rates or fees that may be payable.

### EPC

The Premises are below the area threshold and therefore does not require an Energy Performance Certificate (EPC).

### Terms

The Premises are available on an internal repairing lease. The Landlord is seeking Stage 1 expressions of interest to be supported by -

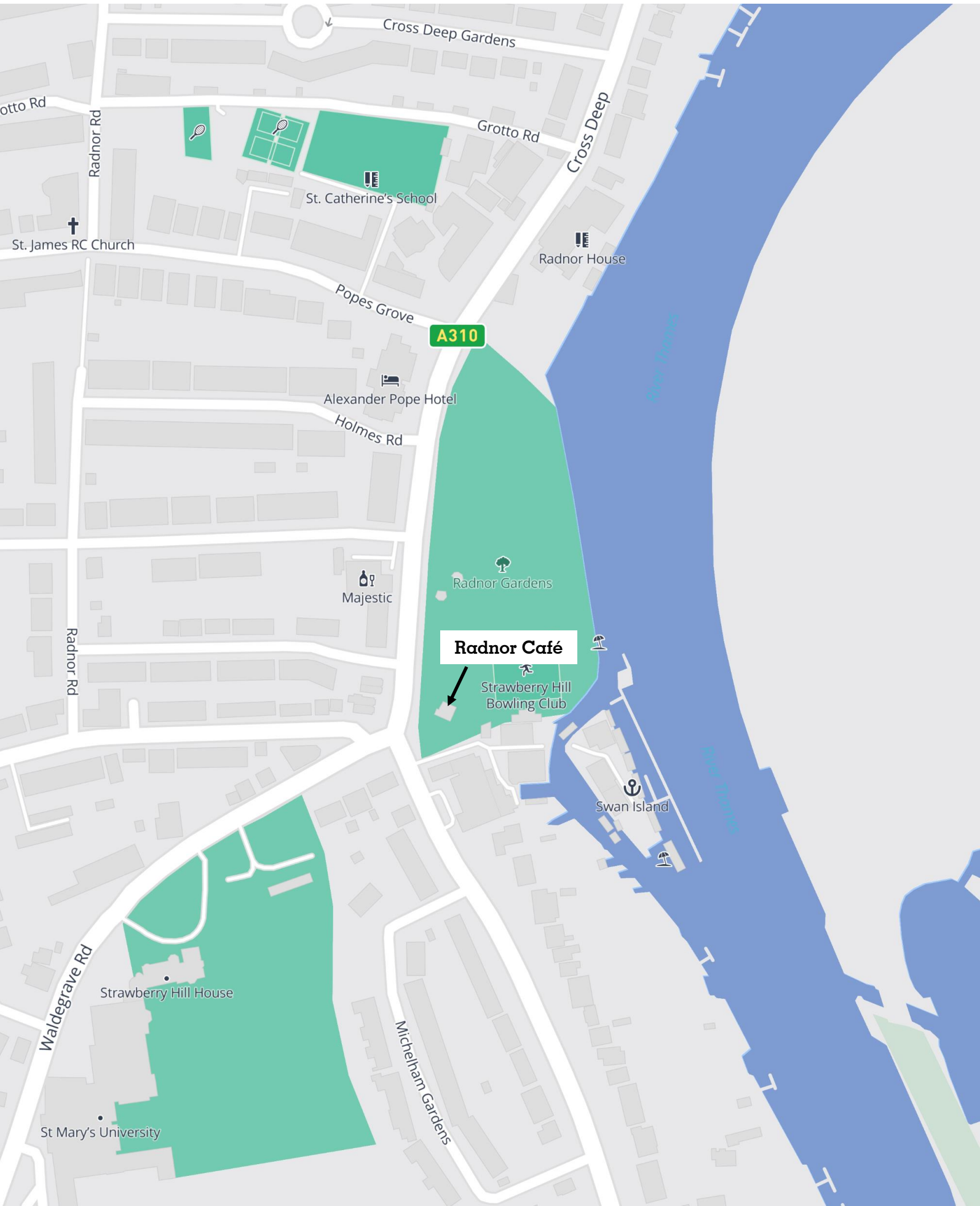
- Clear and robust business plan including an outline of any anticipated costed capital expenditure for improvement works, alterations, decoration etc.
- A summary of experience relevant to operating a café within a public park or gardens.
- Explanation of compliance with Equality Act 2010 particularly in respect of access arrangements.

Successful bidders will then be invited to make a Stage 2 – Expression of Interest which will be a rental offer. Expressions of interest will be evaluated based on both the Stage 1 submissions and the Stage 2 rental offers.

### Legal Costs

The ingoing tenant is to be responsible for their own legal and surveying costs incurred in this transaction. We advise the successful applicant to seek appropriate and independent professional advice before entering into a legally binding commitment.

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