

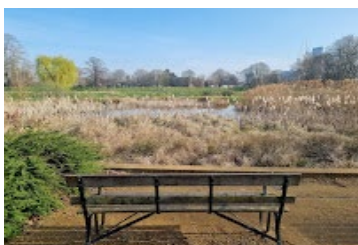


# WANDLE PARK CAFÉ

Wandle Park, Cornwall Road, Croydon, Surrey, CR0 3RD



Croydon Council  
Property Services Resources  
3rd Floor Zone A, Bernard Weatherill House  
8 Mint Walk Croydon CR0 1EA



## Wandle Park Café

### Location & Café.

Wandle Park is amongst the oldest public open spaces in Croydon and is located just a 15-minute walk from Central Croydon. Accessed from Cornwall Road, where there is also a small car park, or from Waddon New Road and Vicarage Road which is beside the Wandle Tramstop with trams running from Wimbledon to Croydon.

The 8.5 hectare park includes a large children's play area, fitness trail, tennis court, games court, football pitches, artificial cricket wicket, skate park, bandstand, pond and rose garden.

The café space provides a large indoor seating area, an external covered area and side terrace. Large glass doors lead into the café providing a light bright space for customers to sit, a serving hatch at the front of the building provides an opportunity to serve refreshments to park users should the inside area be full or in use by an organised group or activity.

The large café space provides for a counter area to be fitted by the tenant, kitchen and serving area. Unisex toilets are included within the café's demise and include facilities for disabled users and baby changing. Bin storage facilities at the back of the building will be shared by the café operator and the Park Ranger. Separate to the café area there are two changing rooms, an office for the Park Ranger, a separate service cupboard and store room. All glazed openings in external walls have integrated security shutters and the skylights include anti-vandal technology.





## Wandle Park Café

### Lease Terms

The Council is willing to offer the building on a full repairing and insuring lease on the following terms:

**Term** - 5 years from legal completion of the lease.

**Rent** – Offers in excess of £10,000 per annum taking into account projected income and expenditure on the café. A stepped rent over the 5 year term will be considered taking into account the tenants fit out proposals and tenant break on the 3<sup>rd</sup> anniversary of the term.

**Rent Review** – N/A

### Break Clause :

**Tenant** – The tenant may terminate the lease on the 3<sup>rd</sup> anniversary of the term or anytime thereafter by serving a break notice giving at least 3 months notice to the landlord in writing.





**Landlord** – The Landlord may determine the lease at any time on two month’s written notice in the event that the Tenant persistently fails to open the café at the prescribed keep open times.

**Landlord & Tenant 154 Act** – The Lease will be excluded from Sections 24-28 (inclusive) of the 1954 Landlord and Tenant Act, thereby offering no automatic right of renewal at the end of the term.

### Lease Terms

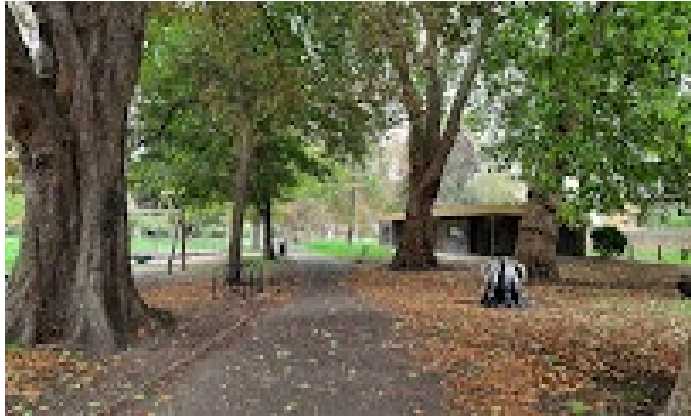
#### **Alienation:**

**Assignment** – Assignment of Part prohibited. Assignment of Whole will be permitted only with written consent of the Landlord.

**Subletting** - Subletting of Whole or Part of the demise is prohibited.

**Permitted Use** - Use primarily as a café serving hot and cold soft drinks and hot and cold meals and snacks under Use Class Order E.





**Alterations** – Absolute prohibition on structural alterations. Internal alterations may be undertaken subject to Landlords’ prior written consent Not To Be Unreasonably Withheld.

**Repairing Obligations** - The Landlord will be responsible for structural repairs only. The Tenant will be responsible for all other repairs both internal and external, including shutters, window frames and glazing. Photographic schedule of condition to be attached to the lease.

**Service Charge** – None.

**Guarantor/Rent Deposits** – Maybe required depending on tenants previous retail business and financial history.





### Lease Terms

#### Insurance:

**Landlord** - The Landlord will insure the premises and recharge the premium (and any applicable taxes) to the Tenant.

**Tenant** - The Tenant will keep in place at all times public liability insurance in the sum of £10,000,000 per claim and will produce annual evidence of such insurance to the Landlord.

**Opening Hours** - As a minimum the tenant will open the café to the public between the hours of 9:30 and 16:00. The café will be open on all public holidays except Christmas Day. Any opening outside park opening hours will require written consent from the Council.

**Parking & Delivery Rights** - The tenant will be given a permit for a parking space in the adjacent public car park, and a set of park keys for access. Deliveries are to be kept to a minimum and completed before 10am. Delivery drivers driving at no more than 5 mph, given its park location adjacent to a children's playground. The tenant will ensure the gates are locked after deliveries.

**Legal & Professional Fees** – Each party to bear their own costs.

**External Signage & Lighting** – Subject to Landlord & Planning Consents.





**Good Practice Considerations :**

The Council requires the tenant to adhere to good environmental practice in recycling, energy use and waste reduction.

The Tenant will be responsible for litter clearance in the immediate vicinity of the property.

The tenant will be responsible for maintaining an appropriate fat/oil filter for the property.

No claim is to be made against the Council for loss of earnings due to full or partial closure of the car park due to an event at the Park.

The Landlord reserves the right to keep a single notice board and a leaflet stand within the café.

The Landlord reserves the right to exhibit artwork and park related displays within the café, subject to reasonable advanced notice.

The tenant will ensure that menu pricing ensures that the café is accessible to all park users. The Council reserves the right to amend prices (after reasonable discussion with the tenant) if it considers that menu prices restrict public access use of the café.





**Good Practice Considerations :**

The tenant will be responsible for the operation, cleaning and maintenance of the toilets within the café, which will also be made available free to all park users, when the café is open.

Working with the Council you will encourage community and school groups to use the building.

The tenant will be required to provide all furniture for indoor and outdoor seating areas.



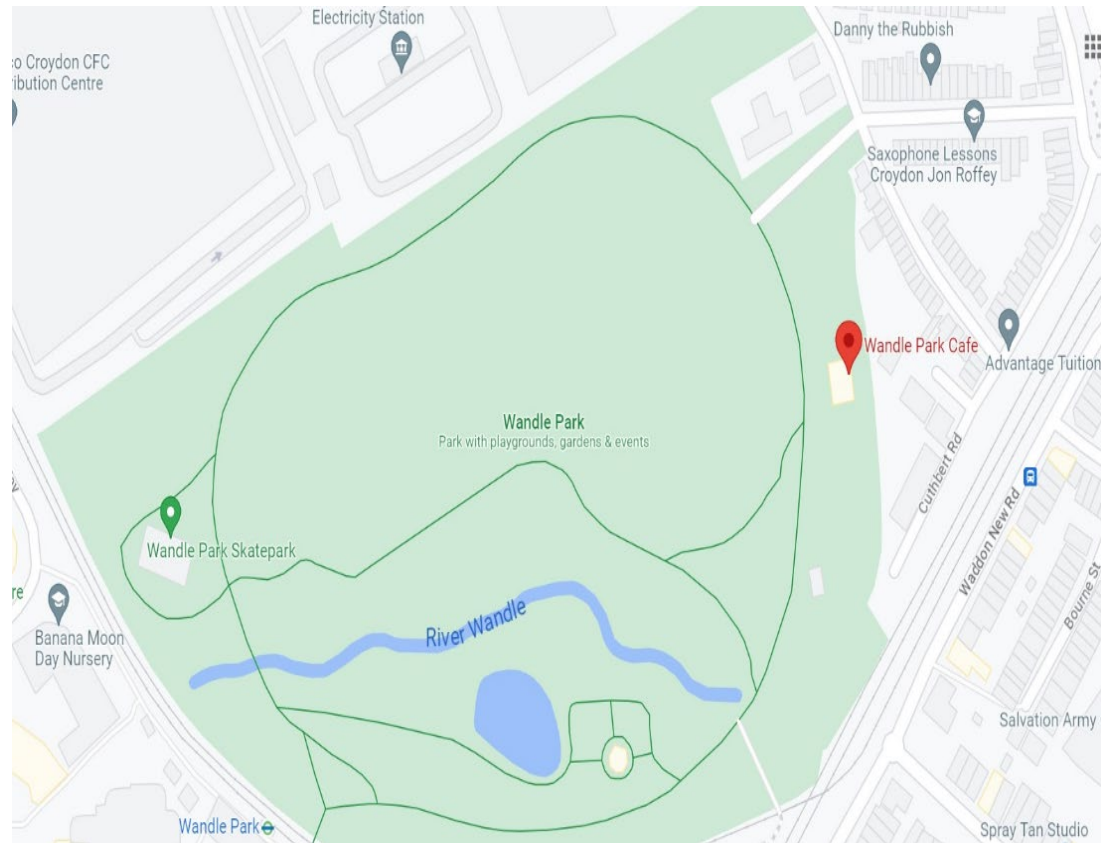


Wandle Park Café Floor Plan – Demise includes Café Terrace, Covered External Space, Café, Counter, Kitchen, W.C, Disabled W.C & Lobby and Rear External Bin Storage.



Wandle Park  
Cornwall Road,  
Croydon,  
Surrey  
CR0 3RD

Wandle Park Café Location Maps



Wandle Park  
Cornwall Road,  
Croydon,  
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CR0 3RD



### **Misrepresentation Act**

Croydon Council give notice that:

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.

Croydon Council cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in and prospective tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.

Rents quoted in these particulars may be subject to VAT.

Croydon Council will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

The reference to any plant, machinery, equipment, services, fixtures, or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it can fulfil its intended function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

No employee of Croydon Council (and its subsidiaries and their joint agents where applicable) has any authority to make or give a representation or warranty or enter any contract whatever in relation to the property.

***Published February 2024***



### Viewing and Further Information

The building is currently vacant but can be viewed externally at any time during park opening hours which are from 8:00am until 6:30pm in February.

The building will be open for viewing on the dates below and Council Officers will be available to answer questions about this letting on site. Please contact Estates & Assets Department by email [estates.assets@croydon.gov.uk](mailto:estates.assets@croydon.gov.uk) to confirm your name, appointment date and time.

***Please use 'Wandle Park Café Letting' as your subject line.***

- Wednesday 28<sup>th</sup> February 2024 between 10:30am to 2:00pm
- Thursday 29<sup>th</sup> February 2024 between 2:00pm to 17:30pm



## Applications

Applicants will be shortlisted from the information provided on the application form only and will be assessed using the following scoring table below: -

Score	Rating	Criteria for shortlisting score
5	Excellent	Exceeds the requirement. Exceptional demonstration by the applicant of their relevant ability, understanding, skills, resource and quality measures provided. Response identifies factors that demonstrate added value, with evidence to support the response.
4	Good	Satisfies the requirement with minor additional benefits. Above average demonstration by the applicant of the relevant ability, understanding, skills, resource and quality measures. Response identifies factors that demonstrate added value, with evidence to support the response.
3	Acceptable	Satisfies the requirement. Demonstration by the applicant of the relevant ability, understanding, skills, resource and quality measures provided, with evidence to support the response.
2	Minor Reservations	Satisfies the requirement with minor reservations. Some minor reservations of the applicant's relevant ability, understanding, skills, resource and quality measures provided, with limited evidence to support the response.
1	Serious Reservations	The response does not address the criterion, or the evaluator is not confident that the applicant understands the requirements covered by this criterion and/or will be able to satisfactorily meet the criterion requirements.
0	Unacceptable	The information is omitted / no details provided.



## Applications

The deadline for applications is 4:00pm Friday 15<sup>th</sup> March 2024. Applications must be fully completed. Applicants will be shortlisted from the information provide on the application form. Shortlisted candidates will be invited to attend an interview and will be required to provide a detailed business plan prior to interview.

Short-listed candidates will be contacted by Friday 22<sup>nd</sup> March and asked to submit a detailed business plan by Friday 22<sup>nd</sup> March 2024. Interviews will take place the week commencing Friday 29<sup>th</sup> March 2024

The application form and brochure is available online through the link [www.croydon.gov.uk/wandleparkcafe](http://www.croydon.gov.uk/wandleparkcafe)

