

NEW BUILD CAFÉ OPPORTUNITY

Island Gardens Café, London E14 | Offers in excess of £12,000 per annum



[Click here for Google Street View](#)

East facing corner of proposed cafe

DESCRIPTION ...

The premises comprise a modern style new build café situated in the beautiful Island Gardens. The property will be let in a shell condition ready for fit out. The property benefits from a sizeable seating area for circa 24 customers, a generous sized kitchen space and pre fitted toilets which will be open to the public. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (GIA)	76 sq m	818 sq ft

LOCATION ...

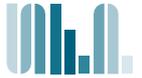
The property is situated within Island Gardens on the southern tip of the Isle of Dogs. Island Gardens offers stunning views over the River Thames of Greenwich and further afield. Island Gardens houses the entrance to the Greenwich Foot Tunnel, offering plenty of passing trade. The local area is mainly residential, and the park is used well by the local residents. Island Gardens DLR station is a short walk away and the area is served by several bus routes.

TENURE ...

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

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RENT ...

Offers in excess of £12,000 per annum (excluding VAT if applicable).

USE ...

The property is to be used as a local café 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. A Service Level Agreement will be drafted and appended to the lease in relation to the management of the toilets.

BUSINESS RATES ...

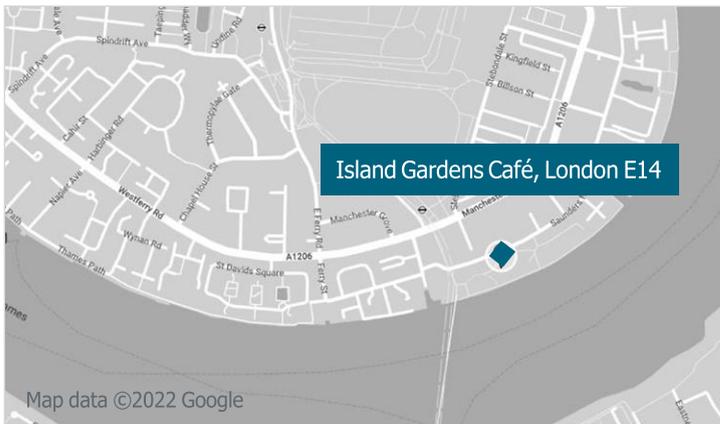
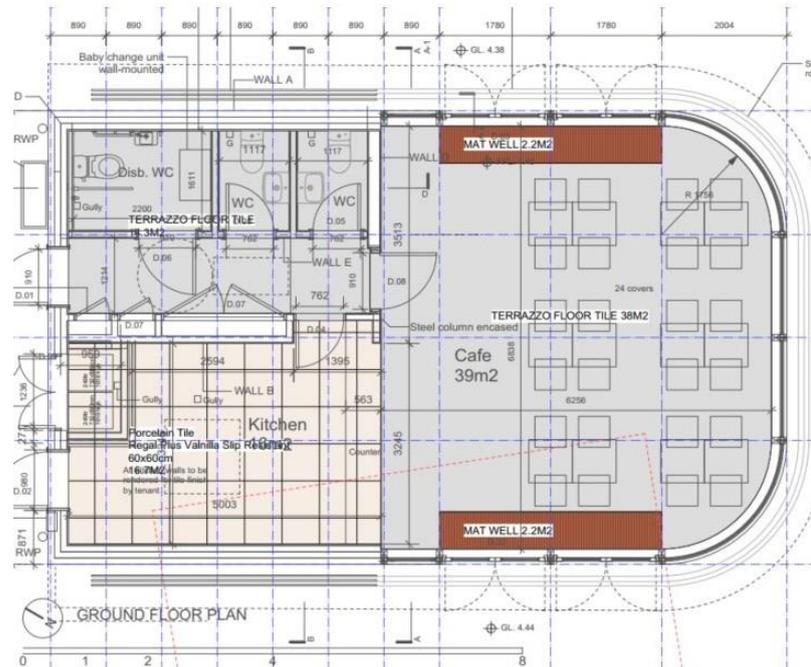
All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

Each party to bear their own costs.

EPC ...

EPC details available upon request.



VIEWING ...

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

Alternatively, please call the details below:

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