

Park Pavilion to Let

**Lyttelton Playing Fields,
between Kingsley Way and Norrice Lea,
Hampstead Garden Suburb, N2**

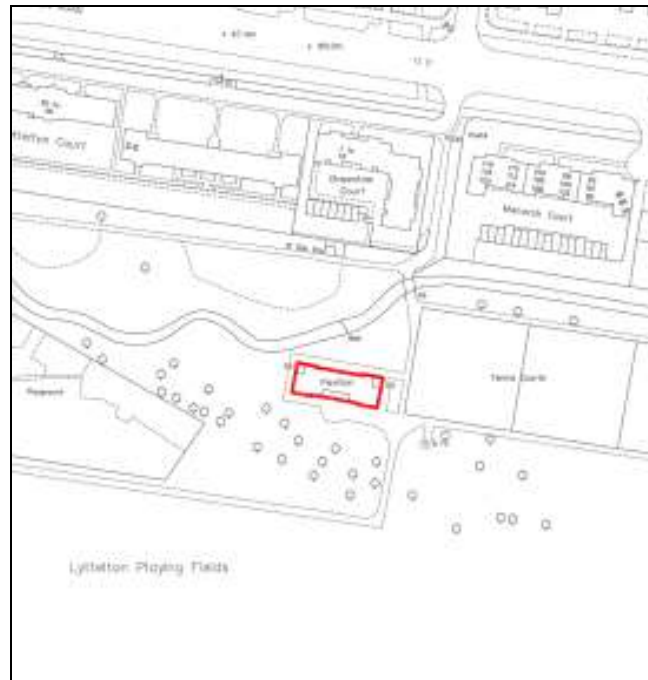


Expressions of Interest Invited

Two storey pavilion being let as a whole or in part for a variety of uses that may include a park café (subject to planning on the ground) and with an established D1 use on the first floor

A lease of up to 15 years is being offered with a possible split between ground floor and first floor

Site Location Plan



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Location

The property is located in Hampstead Garden Suburb, south of Lyttelton Road (A1), between Norrice Lea to the east and Kingsley way to the west.

The property is accessible from Kingsley Way by a park access road. In addition a foot bridge to the rear of the property provides entry from Lyttelton Road.

Description

A two storey (in part) brick building with a flat roof. The building has concrete floors throughout with brick and block partitions. Built in a Lubetkin style, a design similar to many listed pre-war London underground stations,

The park contains tennis courts, a children's play area and a number of sports pitches.

Internally the building contains an entrance hall, changing rooms, showers and WC's on the ground floor and a hall containing a store, kitchen and balcony at first level, giving views across the park.

The east wing changing rooms on the ground floor will be retained by the Council.

The approximate gross internal area (GIA) of the building is as follows:

Ground floor:	1,100 sq ft (102.19 sq meters)
First floor:	1,500 sq ft (139.35 sq meters)

Planning

Applicants should discuss and confirm in principle any change of use with the Council's Planning Department.

The first floor was used as a nursery from September 1990 to March 2008 and is currently deemed as (D1) community use which incorporates the following uses:

- Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, libraries, halls, places of worship, and non residential education and training centres.

The ground floor has been used as changing and shower rooms with toilets and the Planning Department have indicated, that in principle, they would favourably consider an application to convert the ground floor to a park café, subject to satisfying a number of conditions. They have also indicated that subject to detailing and design they would accept the inclusion of new veranda doors which could be inserted into the brickwork in the front left section of the building. A park related user would be preferred.

Proposed Lease Terms

- a. The Council will be willing to grant a lease for a maximum term of up to 15 years.
- b. The tenant will be responsible for internal repairs and contribute to external repairs and maintenance and pay a premium for insuring the building
- c. The prospective tenant will be responsible for the payment of all rates, utilities, insurance and other outgoings
- d. The lease will be excluded from the provisions of Section 24-28 of the Landlord & Tenant Act 1954
- e. Other terms as in the Council's standard form of lease.

Rates (payable by Lessee)

At present the premises are not rated. The Valuation Office will be asked to apply a Rateable Value.

Costs

The prospective tenant will be responsible for the Council's legal and surveying costs which are as follows:

- Legal fees - £2,000
- Surveyors fees - £1,000

Viewing and Further Information

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Additional Photos



Conditions of application - In no case shall any applicant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter. The Council is not obliged to accept the highest or any offer received.

Particular Disclaimers

The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.

All statements made herein are made without responsibility on the part of the London Borough of Barnet and its employees, and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.

The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter. The Council is not obliged to accept the highest or any offer received

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- Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness and accuracy of the above information.
- The council does not propose issuing instructions to agents and if you are an agent it is assumed that you are retained by your client.