

To Let

Tender Date: 14 December 2007

Scratchwood Open Space

A1 Barnet By-pass, Mill Hill NW7

An opportunity to develop and operate a café in one of Barnet's parks



The cafe



A1 slip road leading into Scratchwood Open Space



Car park

Location and Description:

The Site is situated within Scatchwood Open Space off the A1 (Barnet Way By-pass) northbound carriageway between Apex Corner and Sterling Corner. The existing building has not been used for a number of years and is in a derelict condition. This gives an incoming tenant the opportunity to rebuild subject to planning permission. The existing building comprises approximately 97 sq metres (1,044 sq ft) and there is a car park alongside the building. The car park, which will not be included in the demised area, has space for around 50-60 vehicles.

Tenure:

It is intended to grant a Full repairing and Insuring Lease on a long leasehold for a term of 35 years up to a maximum of 50 years on a site capable of containing the approved building that measures approximately 15.4 metres in length and 9.10 metres in width together with some ancillary space.

Existing Planning Permission (Ref: W00446C/06)

Planning Permission was granted on the 23 January 2006 for the rebuilding of café/toilet facility following the demolition of the existing building that is capable of seating 44 people inside with additional seating areas outside.

Planning consent with proposed floor plan can be viewed: [Planning](#)

If the prospective tenant has another proposal to rebuild the property (subject to planning permission) then we would request early contact to discuss the feasibility with Property Services and Greenspaces and the full details should then be included in the tender document.

Catering Specification:

Environmental Services have provided a parks catering specification, which sets out the council's service requirements for the operation of this catering outlet, including compliance with health, safety and hygiene requirements. Copies of the Specification can be obtained from the Property Services Department.

Services:

Prospective tenants are advised to contact the relevant service providers with regard to the capacity, connection points and charges available for their various services.

Costs:

The in-going tenant will be required to pay the landlord's legal costs of £1,500 as well as surveyor's fees of £250.

Lease Terms:

- a) The property is available on a long full repairing and insuring lease subject to an upward only rent review at the end of the fifth year, to open market value.
- b) The tenant will be allowed a rent free period of 12 months from the date of completion.
- c) Sections 24-28 of the Landlord and Tenant Act 1954 will be excluded. This means that the tenant will not be able to automatically renew the lease after the expiry date.
- d) The tenant will be responsible for the payment of all rates, services and other outgoings.
- e) The tenant will be responsible for keeping the property in good repair and condition and maintaining any external seating in a satisfactory condition.
- f) The tenant will be permitted to assign the whole of the demised premises, subject to the written consent of the council, such consent not to be unreasonably withheld.
- g) The tenant will be responsible for keeping the council fully indemnified against any claims and liabilities made against the council arising due to any neglect or from the tenants use and occupation.
- h) The opening hours of the café will be subject to the approval of the Greenspaces Department and the planning consent.
- i) The tenant will not be permitted to erect any telecommunication equipment.
- j) The tenant will comply with rules and regulations of the park

References:

Prospective tenant are required to provide satisfactory references before the council will consider granting a lease. It should take the form of a professional reference (accountant, solicitor, landlord etc), trade references (preferably from organisations that had business dealings with you for a least 3 years), and a bank reference. These references should be attached as part of the submission and support the rental offer for the lease.

Viewing:

Please contact Richard Malinowski,

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Email richard.malinowski@barnet.gov.uk

Property Services and Valuation Group
London Borough of Barnet
Building 4
North London Business Park
Oakleigh Park South
London N11 1NP

Submission of Tenders and Tender Date:

Offers for the leasehold must be made by noon on the date that is published on the councils web page. Offers are to be made on the form provided with no external indication regarding the identity of the bidder on the offer envelope. All offers should be made subject to contract.

Barnet Council does not undertake to accept the highest offer or any other offer received and will not consider any offer that is expressed to be a sum of money greater than contained in any other offer. If an offer is accepted by the Council, then the prospective tenant will be required to complete a lease 6 weeks from the date of receiving the draft. Time will be of the essence as regards compliance with this timescale.

In no case shall any tenderer have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.

Misrepresentation Act 1967 and Properties Misrepresentations Act 1991

The Council gives notice that: -

- 1) The above information does not constitute part of an offer or contract
- 2) All statements made in the above information are without responsibility on the part of the Council or its Officers
- 3) None of the statements contained in the above information should be relied on as statements or representations of fact
- 4) Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness and accuracy of the above information,
- 5) 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.