

To Let – New Park Café Opportunity – Southwood Country Park, Ively Road, Farnborough, Hampshire GU14 0LJ



Location

Southwood Park Café and Visitor Centre is situated on the Eastern side of Ively Road (A327), North of the Ively roundabout and Farnborough Airport. 18,517 vehicles pass the site weekly (2018 Count) and Southwood Woodlands attracted over 150,000 visitors in 2020. The Park Café adjoins the Southwood Car park with circa 78 spaces and is surrounded by a designated “SANG” of 57 hectares of open green space with a network of paths and a new children’s play area in front of the Café. The area is a nature reserve for lots of interesting wildlife. There are substantial residential neighbourhoods and several sports and leisure facilities close by.

Specification

Finished to a high specification to include Green Roof, PV panels, shop front, WC facilities and covered O/S seating area, arranged on ground floor and providing the following approximate net internal areas and dimensions (plans available):

Width:	15.2 m	49ft 10ins
Depth:	11.63 m	38ft 2ins
Sales Area:	156.32 sq m	1,683 sq ft
Storage:	85.20 sq m	917 sq ft

Lease

The unit is to be offered by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to a rent review at the fifth year of the term. The lease is to be contracted outside of the L&T Act 1954. Service Charge details on request.

Terms

Offers invited - base rent and percentage of turnover per annum exclusive.

Details prepared 23rd August 2022.



CGI above

Business rates

Rateable Value (2017) To be assessed.

Planning

Class E – A high quality Café / Coffee shop is the preferred use.

Legal costs

The tenant is to be responsible for their own legal costs and a proportion of the Council’s.

EPC

An EPC survey has been commissioned. Certificate available shortly.

VAT

VAT if applicable will be charged at the standard rate.

Contact

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