



File Ref: R-37156

Bostall Gardens Cafe

Abbey Wood, London SE2 0TQ



Tenure
To Let

Price
Nil Premium

- New park café (building conversion underway)
- GIA approximately 57m²
- New lease available
- Premises to be handed over ready for tenant's fit out
- External customer terrace area



Simon Bland

Senior Associate

 020 7280 4700

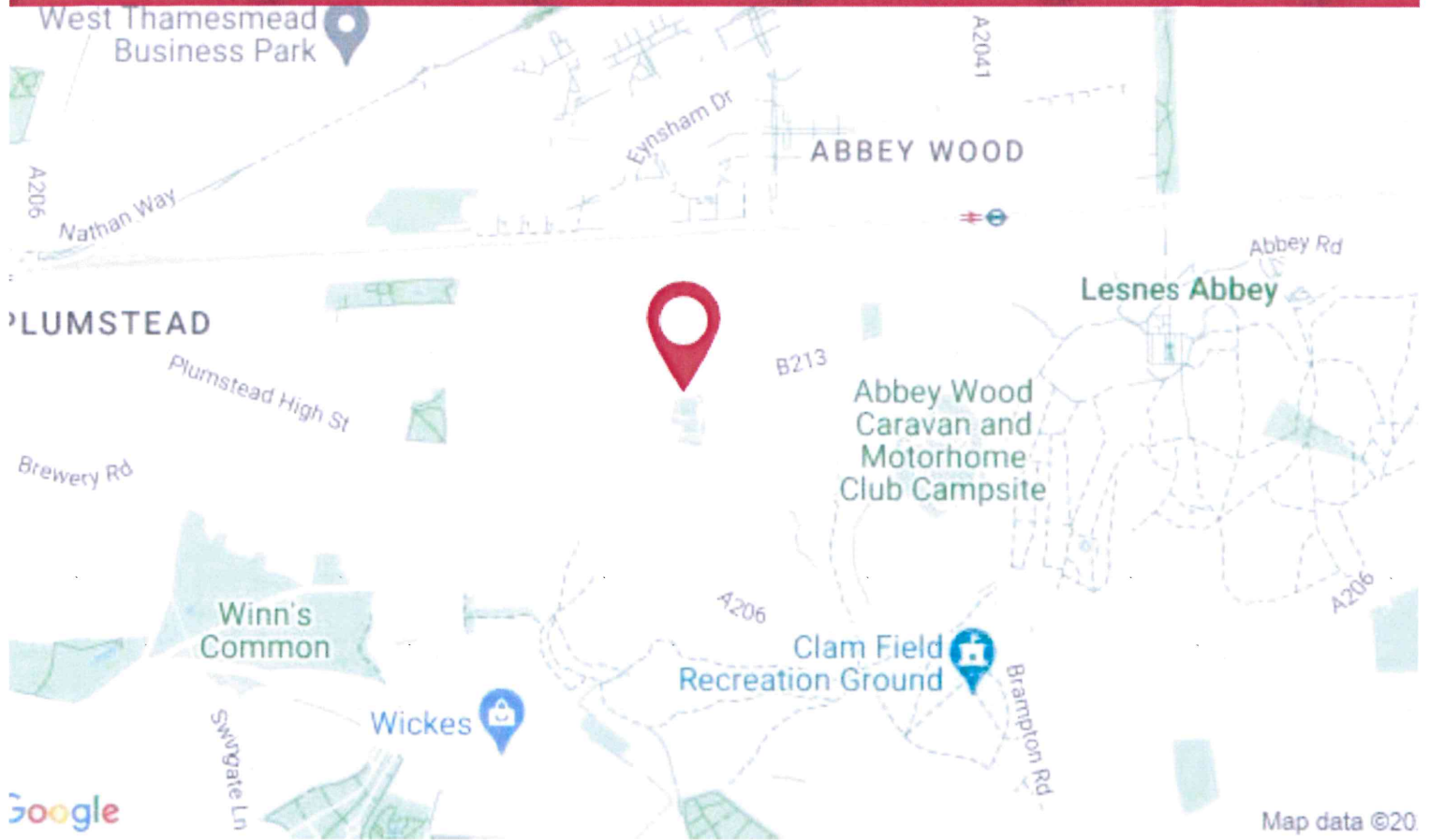
 simon.bland@fleurets.com

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Cafe Premises

Bostall Gardens, Abbey Wood, London SE2 0TQ



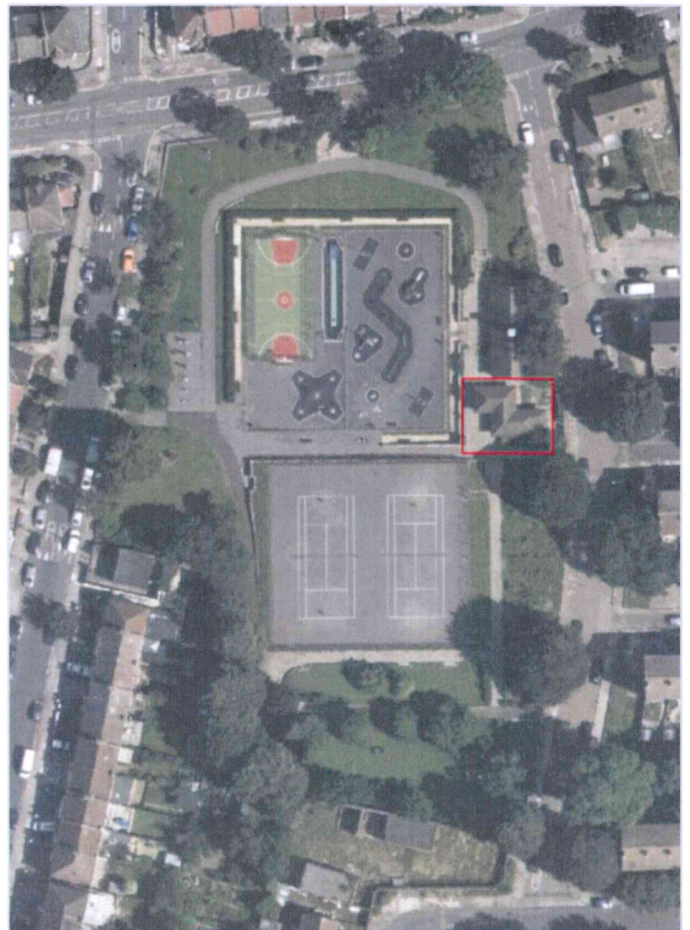
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Location

Bostall Gardens is an attractively laid out public amenity space dating from the 1930s and situated in Abbey Wood, South East London. The park is located in a residential area, a short distance off the A206 South Circular and close to local amenities, Lesnes Abbey and Abbey Wood train station (Southeastern and Crossrail). Abbey Wood neighbours Plumstead, Belvedere and Thamesmead and is approximately 10 miles east of central London.

Description

The café is a conversion of an existing building and further investment by Royal Borough of Greenwich for the benefit of the local community and visitors to the park. It occupies a slightly elevated position, overlooking the main children's play area, gardens, tennis courts and other park facilities and will be offered to enable fitting out by the ingoing tenant.



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The Opportunity

The café is available to let on a new lease, terms to be agreed, at a guide headline rent of £10,000 per annum. From the outset of the lease, allowing for the time required for any fit out (such period to be agreed) the premises must be open to trade six days a week including every weekend, opening hours to be agreed but core hours 9.00 am – 5.00 pm from April – September inclusive and 9.30 am - 4.00 pm October – March inclusive, except for 25th December – 1st January inclusive or when the park is otherwise closed, ie by special arrangement. The landlord is Royal Borough of Greenwich.

It will be a full repairing lease and the tenant will be responsible for cleaning the café toilets. Works are scheduled to be completed and the building handed back to the Council on 9th June and therefore the building will be available to hand to a tenant from 12th June.

Application Procedure

Interested parties are invited to submit a proposal to include a detailed business plan for bid projections for the first three years of trading, CV with details of relevant experience, qualifications, etc, and proof of funding covering ingoing costs, working capital, rent deposit, and rent in advance. Bank and trade references will also be required. A sample menu should be designed to appeal to the broad range of visitors to the park and include healthy and plant based options and take account of ethical and sustainability considerations. The successful applicant will also be a London living wage employer.

Business Rates

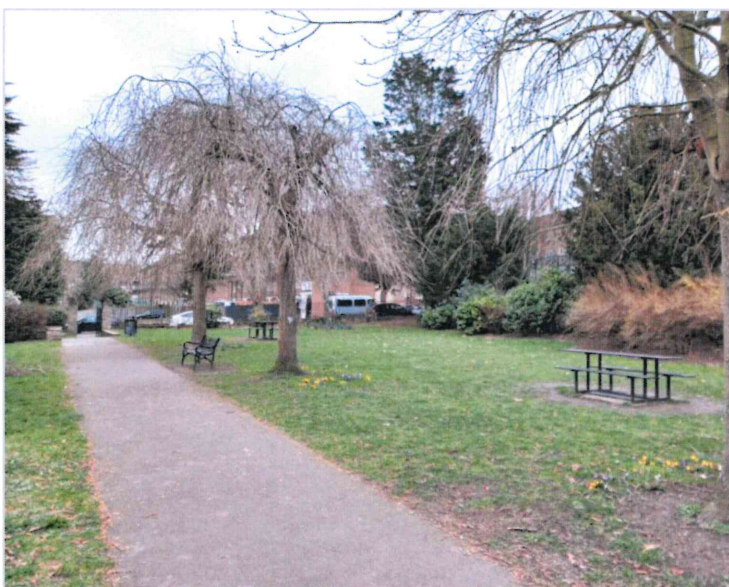
We are advised that the cafe will be exempt from business rates.

Services

We are advised that the cafe will benefit from mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



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Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Viewing

Strictly by appointment only through Fleurets London on 0207 280 4700. Please note the café is not currently trading.

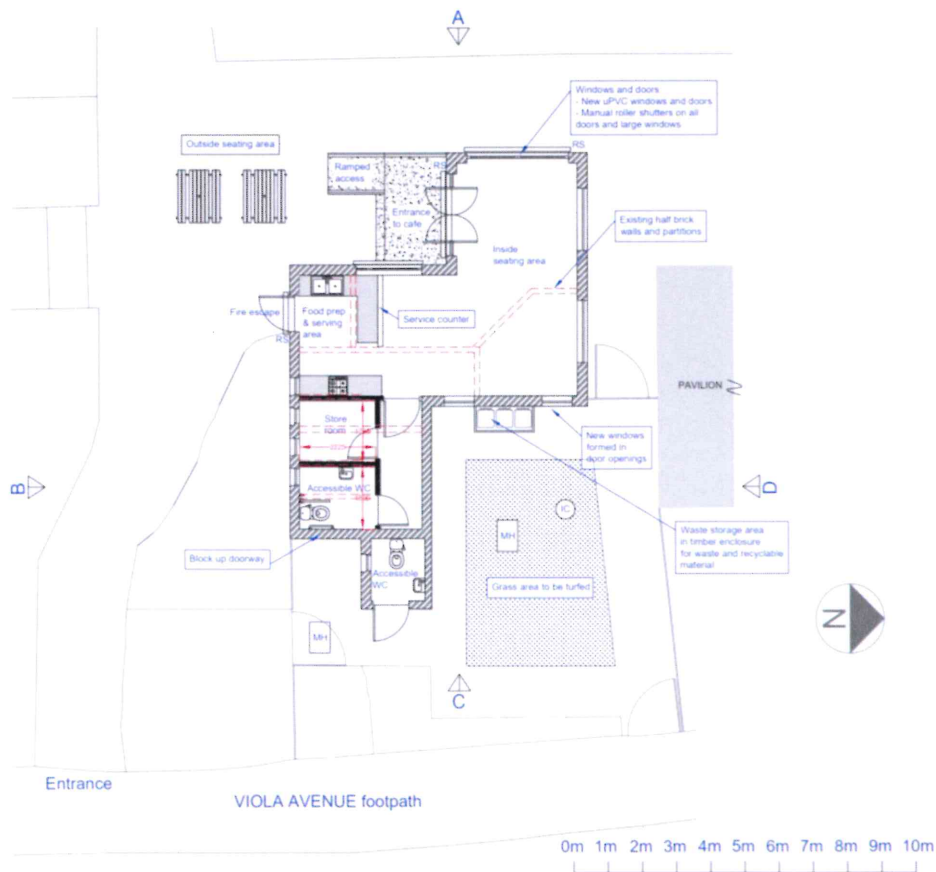
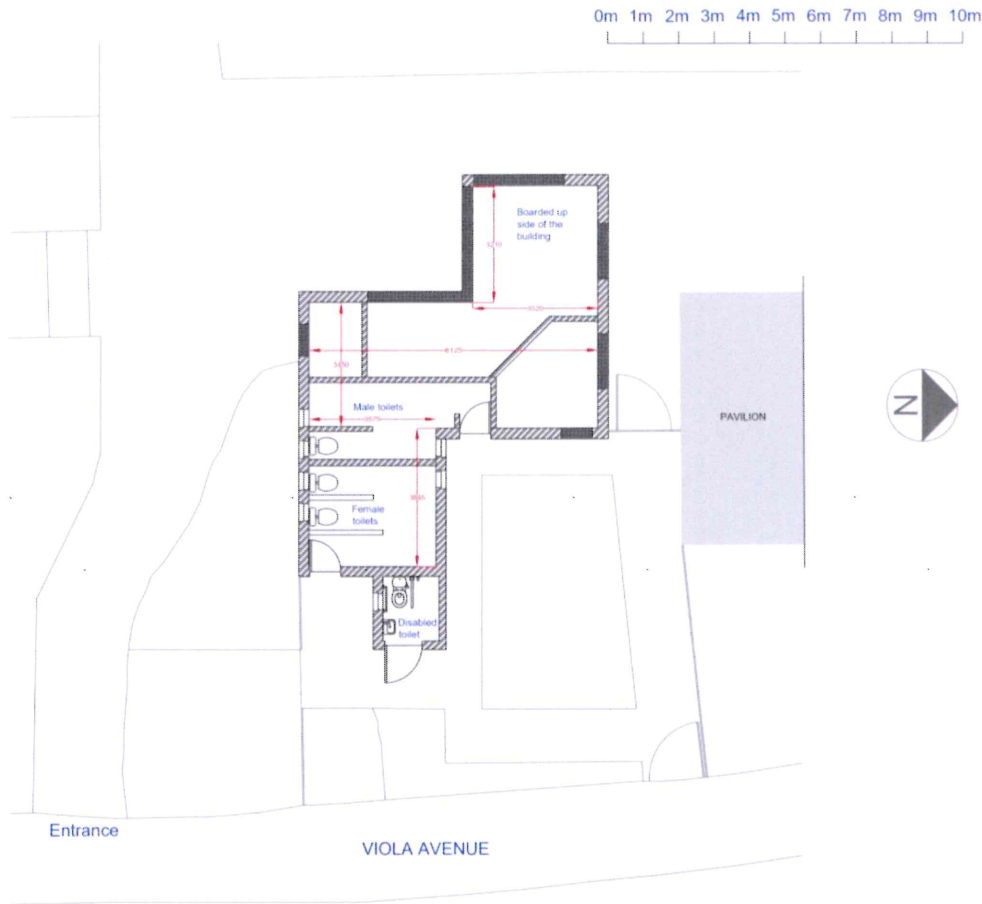


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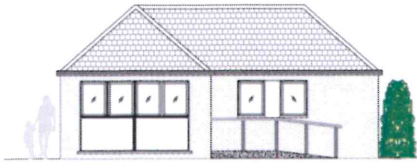


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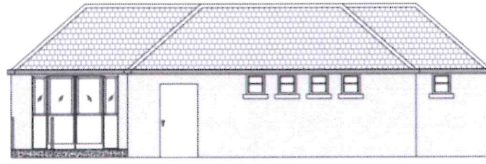
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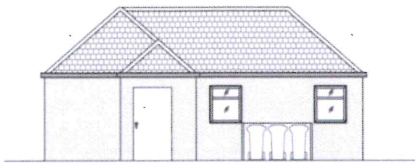
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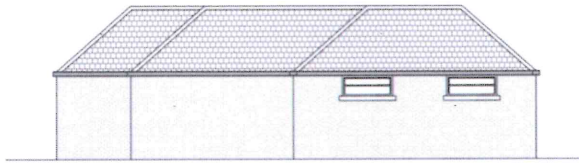
Proposed elevation A



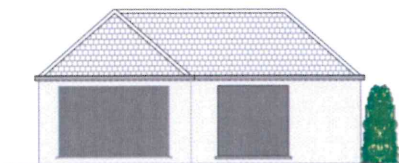
Proposed elevation B



Proposed elevation C



Proposed elevation D

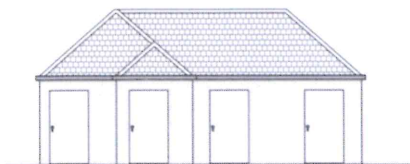


Existing elevation A

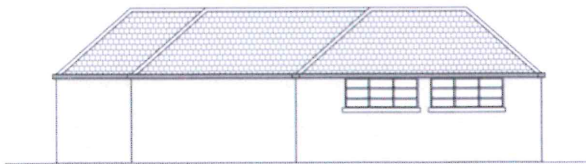


Existing elevation B

Openings boarded up



Existing elevation C



Existing elevation D



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✉ west@fleurets.com



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✉ south@fleurets.com



East

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✉ east@fleurets.com



Scotland

☎ 020 7280 4700

✉ scotland@fleurets.com

Energy performance certificate (EPC)

Bostall Gardens Cafe
Viola Avenue
Abbey Wood
LONDON
SE2 0TQ

Energy rating

C

Valid until: **19 June 2033**

Certificate number: 4120-9163-4230-1802-5713

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

54 square metres

Rules on letting this property

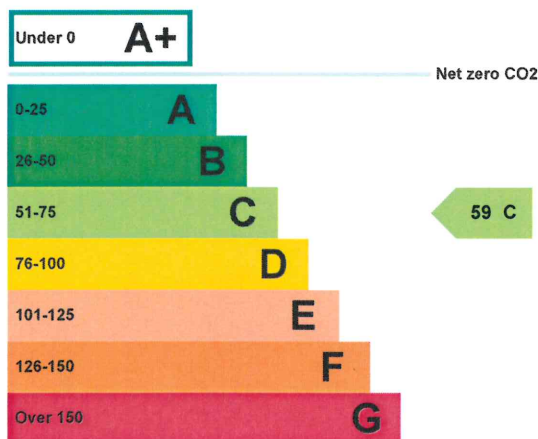
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

52 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

112.78

Primary energy use (kWh/m² per year)

1176

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0964-5281-2447-3121-1004\)](/energy-certificate/0964-5281-2447-3121-1004).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Alan Bouquet
Telephone	07738381666
Email	alan@london-epc.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209700
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	London EPC Surveyors Ltd.
Employer address	141 Gresham Drive, Romford, RM6 4TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 June 2023
Date of certificate	20 June 2023
