

CAFÉ TO LET

WHITEHALL MUSEUM
1 MALDEN ROAD
CHEAM
SM3 8QD



OPPORTUNITY

The London Borough of Sutton is looking to hear from parties interested in operating the cafe facilities at Whitehall Museum. We seek an experienced operator who would provide the service on Thursdays, Saturdays and Sundays between 10am and 5pm in line with museum opening days. The cafe would be for the sale of non alcoholic hot and cold beverages, light refreshments, confectionery and ice creams. There will also be an area for outside seating to the rear of the cafe.

LOCATION

The Museum is located in Cheam Village in a mixed commercial and residential area. The property fronts onto Malden Road which links Cheam Village with North Cheam and the A24 London Road. Cheam railway station is about ½km away from the property. There are no car park spaces allocated to the café but a public car park is located behind the library opposite.

The Museum is shown coloured red on the plan below.



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ACCOMMODATION

The café has an approximate gross internal area of 31 sqm (330 sq ft) with a kitchen area of 10 sqm (107 sq ft)

TERMS

The premises will be available on an internal repairing and insuring lease excluded from the security of tenure provisions of Part II of the Landlord and Tenant Act 1954 for a term to be agreed, but anticipated to be a minimum of 5 years. There will be Landlord's break clauses inserted and a reservation regarding the use of the cafe by The Museum for evening functions or outside normal opening hours if required.

RENT

Offers Invited

UTILITIES AND RATES

The cafe forms part of the museum and a pro rata payment towards these will be applicable in addition to the rental.

COSTS

Each party is to be responsible for their own costs.

VIEWING

Initial viewings will be held on Tuesday 14th, Wednesday 15th and Tuesday 21st May. Strictly by appointment with London Borough of Sutton as below.

CONTACT:

For further information or to arrange a viewing please contact Andrew Brady, Asset Management, London Borough of Sutton, 24 Denmark Road, Carshalton, SM5 2JG. Tel: 0208-770-6333 or email andrew.brady@sutton.gov.uk

OFFER

All offers must be made either by email to debra.briggs@sutton.gov.uk or in writing to the Council's offices at 24 Denmark Road Carshalton Surrey SM5 2JG

Conditions Governing these Particulars

1. These particulars do not constitute any part of an offer or contract and are supplied entirely without prejudice. The Council does not accept any responsibility as to the accuracy thereof or otherwise.
2. All prospective tenants must satisfy themselves as to the suitability of the property for the intended use as a cafe.
3. The Council does not make or give any person in the employment of the Council any authority to make any representation or warranty in relation to the premises or information supplied thereof.
4. Agents should look to their clients for remuneration.
5. The Council does not bind itself to accept any offer submitted.
6. It should be noted that it is a criminal offence punishable by imprisonment to give or offer any gift or consideration whatsoever as an inducement or reward to any officer of the Council and any such action will preclude the offerer from making subsequent offer applications.
7. The information given in these particulars is subject to contract.
9. No warranty is given as to the accuracy of the floor area quoted and interested parties should satisfy themselves with measurements on site.

These particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, areas and necessary permissions for use and occupation and other details are believed to be correct but their accuracy is not guaranteed and they are intended only as a guide and do not obviate the need to make appropriate searches, enquiries and inspections. They form no part of any contract or offer and are given without responsibility on the part of the Council or its Officers. No responsibility is taken for any inaccuracy or expenses incurred in viewing the premises. The terms are subject to contract.