

# Cafe Operator Required

The London Borough of Sutton is inviting offers from parties interested in operating a Cafe facility from Early **October 2025** at the **Sutton Life Centre, 24 Alcorn Close, Sutton SM3 9PX.**





### **ACCOMMODATION**

The fitted café is located next to the library on the ground floor. It will comprise an approximate gross internal area of approximately 500 sq ft to be confirmed.

# Background

Sutton Council People Committee have agreed plans to convert the Sutton Life Centre into a college for 16-25 year olds with Special Education Needs and Disabilities (SEND).

The new college centre will be operated by Orchard Hill College, a specialist college that offers learning opportunities to students with complex needs.

In addition, plans are being developed to open a Preparation for Adulthood Hub at The Sutton Life Centre. This Hub will provide a programme of activities for young people with SEND and their families.

The library service continues to operate from the Sutton Life Centre with a hybrid staffed/self access system.

The Sutton Life Centre will provide a welcoming community hub for local residents and the cafe will form an important part of this community.

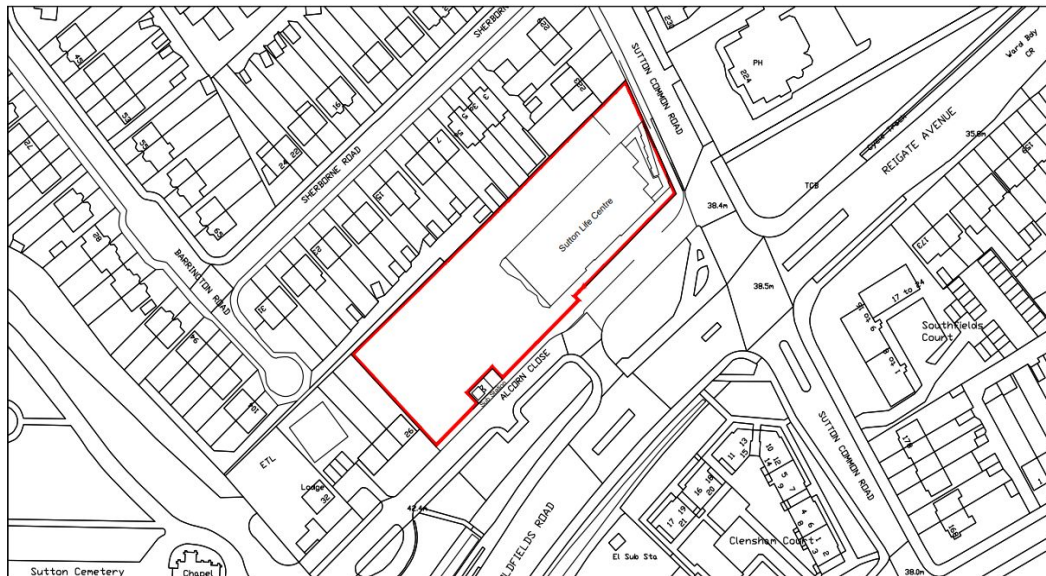


# What is needed from the cafe operator

- Expressions of interest from cafe operators who are passionate and focussed in providing work placement opportunities to individuals with learning disabilities and/or autism, for example through a supported internship.
- To create a cafe environment that serves as a genuine work setting, fostering independence and preparing young people with Special Educational Needs and Disabilities (SEND) for permanent paid employment.
- An experienced cafe operator who will develop and run the cafe. Opening times with some additional evening and weekend hours to be agreed. Please outline your suggested opening times in your expression of interest.
- The cafe will sell non-alcoholic hot and cold beverages, light refreshments, confectionery and ice creams.



# Location and Travel Links



- **Car:** The Sutton Life Centre is located just off the A217 which links directly to the M25 at junction 8, just 15 minutes away. There is parking for up to three coaches and 22 cars and a list of further parking locations can be provided if required.
- **Train:** The nearest station is Sutton Common, which is a five-minute walk away.
- **Bus:** The Sutton Life Centre is on bus routes 80 and 470 - the Glenthorne High School stop.

# Who will use the Cafe?

Staff and pupils from Orchard Hill College

Visitors to the Library

Visitors, staff, young people and families to the Preparation from Adulthood Hub

Passing members of the public.

Friends & Families from Glenthorne High School located opposite.



# Essential Information

<b>TERMS</b>	The premises will be available on a licence arrangement excluded from the security of tenure provisions of Part II of the Landlord and Tenant Act 1954 for a term to be agreed..	
<b>RENT</b>	All Offers Invited	
<b>UTILITIES/RATES</b>	The cafe forms part of the Sutton Life Centre and a pro rata payment towards utilities will be payable in addition to the rental.	
<b>COSTS</b>	Each party is to be responsible for their own acquisition costs.	
<b>CONTACT:</b>	For further information or to arrange a viewing please contact Christopher Boardman / David Lyon Asset Management, London Borough of Sutton, civic	
<b>OFFER</b>	Closing date for offers	<b>18th June 2025 with interviews on 24th June 2025</b>

All offers must be made either by email to [christopher.boardman@sutton.gov.uk](mailto:christopher.boardman@sutton.gov.uk) or in writing to the Council's offices at London Borough of Sutton, Civic Offices, St. Nicholas Way, Sutton, SM1 1EA





# 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.
8. 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

