

To Let

The Pavilion Café
East Brighton Park
Wilson Avenue
Brighton
BN2 5PB



For further information or an appointment to view please contact:

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Location

The Pavilion Café is centrally located within East Brighton Park, comprising part of the local sports pavilion. The building is utilised by various groups for changing and toilet facilities, including sports teams and health walkers. Parkrun is well-established in the park and currently attracts on average 85 runners per week (<https://www.parkrun.org.uk/eastbrighton/>).

Vehicular access to the park is gained from Wilson Avenue (opposite the junction with Henley Road) and there is pay and display public parking adjacent to the subject building.

The area has good public transport links, with various nearby bus route connections to / from the city centre and Brighton Marina.

Description

The café accommodation comprises a kitchen/servery, internal customer seating area and office/store. The Landlord has recently completed works to make the café self-contained by installing a shutter and private toilets, along with various refurbishment items. There is external seating to the front and rear and a designated car parking space available by ancillary right.

The Landlord is currently reviewing parking provision outside the pavilion. Plans have been discussed to remove the existing visitor spaces and directing vehicles to the main car park instead. This may potentially free up additional space for external seating at a later date (subject to further consultation).

Amenities

- Class A3 (café/restaurant) use
- Self-contained
- External seating space
- One allocated car parking space
- Private toilet facilities

We have measured the accommodation on a Net Internal Basis (NIA) in accordance with the RICS Property Measurement (2nd edition):

The Pavilion Café, East Brighton Park		
	Sq.ft	Sq.m
Cafe	368	34.19
Kitchen / servery	258	23.99
Office / store x 3	351	32.60
Total	977	90.78

Lease

The café is available by way of a new internal repairing lease for a term to be agreed. Subject to licence, the Landlord will allow alcohol to be served inside the premises with food.

Our client has a preference to find a new tenant who is committed to engaging with local community organisations and encouraging use of the café for informal meetings and clubs. Bids are encouraged from community groups, community interest companies, co-operatives and social enterprises. Our client can direct bidders towards sources of support and funding for these types of groups.

Guidelines for submitting a rental offer are attached to the back of these particulars.

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3 Brindleyplace, Birmingham, B1 2JB

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Rent

Rental offers are invited in the region of £8,500 per annum exclusive, payable quarterly in advance.

Rates

As a shared Parks facility, we understand that the premises has been designated exempt for rating purposes.

Legal Costs

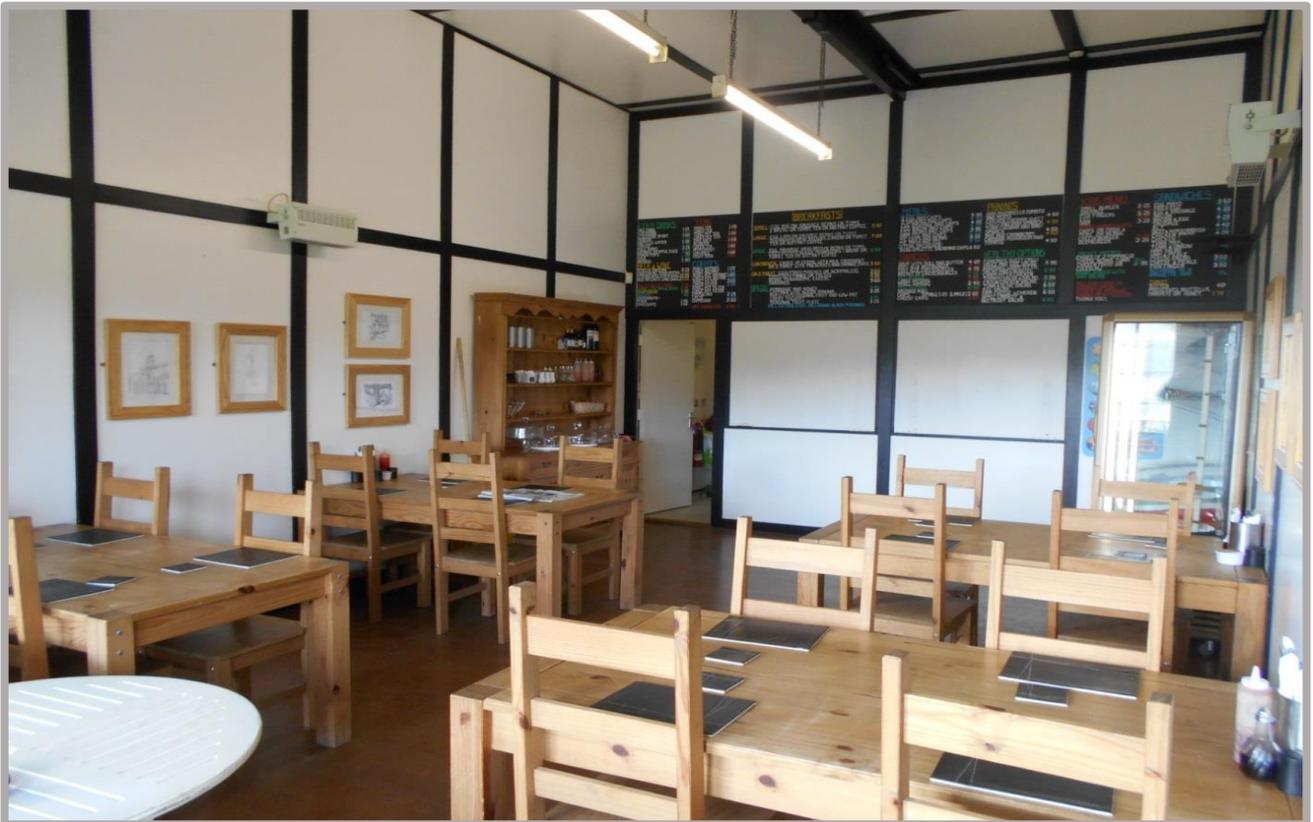
The ingoing tenant is to pay a contribution towards the Landlord's legal costs.

EPC

The Energy Performance Certificate Rating is D (81). A full copy of the EPC is available upon request.

VAT

Not payable on the rent



Café (image taken in 2016 when in occupation by a previous tenant)

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External space (rear)



View from pavilion

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GUIDELINES - MAKING A RENTAL OFFER FOR COMMERCIAL PREMISES

To be read in conjunction with the specific letting particulars produced on behalf of Brighton & Hove City Council by their retained sole commercial agent Avison Young.

The letting brochure prepared in respect of the subject property in question will provide brief outline information of the location, accommodation, lease terms, a guide to the likely initial rental, plus planning and rating detail. The information provided should be treated in accord with the terms and conditions set out in the brochure. Potential tenants are advised to undertake an inspection and clarify all such detail prior to submitting a written proposal. It is recommended all parties should ideally seek independent legal / property advice.

Any guide rent provided will indicate the likely rent the Council anticipates receiving, subject to contract. However, a higher or indeed, lower figure may be offered and accepted dependent upon the level of demand and other terms proposed.

MARKETING PROCESS

General Marketing Process - unless stated otherwise in the particulars, the marketing process will comprise an invitation for any potential tenant to submit in writing to Avison Young their bid. Ideally the information set out below should be provided to enable the offer to be processed and a reasoned recommendation to be made to the Council:

1. The full name and address of the intended tenant - to include the registered office if a Company (including Company Number) or if an individual, their National Insurance Number.
2. Details of the offer tabled, including initial rent and lease terms proposed i.e. length of lease and to contain provision for upward only rent reviews at the expiration of each 5th year if applicable.
3. Confirmation you are prepared to meet the landlord's reasonable legal costs, as is usual in these circumstances.
4. Detail of the intended use and confirmation you have spoken to the local Planning Authority concerning the same, as appropriate. An indication of the style of fit-out and any works to be undertaken will also be appreciated.
5. Is a short rent-free period required to enable fit-out?
6. Full financial and background information to be provided and to ideally include relevant experience, how long trading, number of outlets and their location (plus photographs), any business plan produced and copy accounts (if available - for the last three years trading period). In addition the contact details for the referees: namely bankers (plus account name, number and branch sort-code), solicitor, accountant, landlord and two trade contacts as applicable.
7. Details of any additional value that will be provided to the park, park users and the local community.
- 8a. Confirmation whether any additional security is to be offered by way of a personal surety (please provide detail of the individual, their address and bank account details plus NI number).
- 8b. Alternatively, additional security may be sought by way of a rental deposit. The amount of any rental deposit required (if any) will depend upon the individual circumstances and is to be held for a minimum 3-year period or until gross profit exceeds by a multiplier of 3, the rent passing for three consecutive years.

Unless otherwise stated in the particulars, the Council in arriving at their decision will carefully consider all supporting information provided in respect of an individual offer and not just the rental level in isolation. **All information provided is treated in the strictest of confidence.**

Note: In respect of the above, the Council reserves the right, not to accept the first, highest or indeed any offer received. In certain circumstances, it may be necessary to revert to one, a number or all of those parties who have submitted an offer, to ascertain whether or not they would be prepared to better the initial terms proposed. The Council will not accept any proposal calculated by reference to another bid e.g. £1 in excess of the highest annual rent submitted.. If the prospective tenant remains unsure of the marketing process or information required in order for their bid to be duly considered, then they should contact Avison Young immediately:

Avison Young, 44 / 46 Old Steine, Brighton, BN1 1NH.

(2019: Subject to contract, without prejudice and for guidance purposes only)

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