

RENTAL DETAILS

Montrose Hub, Montrose Playing Fields, NW9.



Location

Set within the Burnt Oak area of the London Borough of Barnet, Montrose Playing Fields is public park situated 200m to the east of the A5 Edgware Road in Burnt Oak. The Subject Property is approximately 300m to the south of Burnt Oak Underground Station and 200m to the north of Colindale Underground Station, both served by the Northern Line.

The London Borough of Barnet has invested significant sums at Montrose Playing Fields to provide new public recreational facilities including an outdoor gym, football pitches, tennis courts, outdoor table tennis and a skate park.

Description

The Property is of steel frame structure under a sloped “green” roof and benefits from floor to ceiling windows. Boasting plenty of natural light with glass frontages at both ends of the building.

The Property comprises of a café space with seating area to the front, a kitchen, storage space and an office room. To the rear of the building, the property benefits from a good size community hall for the purpose of serving local community groups. The building has toilets which need to stay open to customers and the park users.

Approximate measurements of the lettable gross internal area:

Café space	900 sq. ft. / 83 sq. m.
Community hall	1,100 sq. ft. / 102 sq. m.
Total	2000 sq. ft. / 185 sq. m.

Location Plan

Montrose Hub,
The Hub Montrose Playing Fields, The Greenway, London NW9 5AT.
Please see Appendix 1.

Planning

Further details are available from the Council’s Planning Department. It will be the responsibility of the incoming tenant to request for change of use (if permitted) and to comply with all planning regulations.

Rental terms

The Council is seeking to lease the whole property to an experienced café operator with the condition that the community hall space is accessible to local community groups at a subsidised rental fee. The Council also requires that the lessee to keep the toilets open to the public and park users 7 days a week.

Offers and proposals are to be submitted in writing by 28th February 2024.

Rent £37,500 per annum. A lease outside of the L&T Act 1954, to be agreed.

Rates and EPC Rating

Business rates to be confirmed and are payable by the tenant.
EPC energy rating for this property is B.

Costs

The prospective tenant will be responsible for the Council’s legal and surveyor’s fees.

Further information please contact:

Barnet Estates – Property Services	Email: Business.space@Barnet.gov.uk
London Borough of Barnet 2 Bristol Avenue, London NW9 4BR	Telephone: 020 8359 3999

Subject to Contract

General Information

1. The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.
2. All statements made herein are made without responsibility on the part of the London Borough of Barnet, its employees, and agents and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The London Borough of Barnet, its employees, and agents do not give any warranty whatsoever in relation to the property.
4. The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use.
5. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.
6. The Council is not obliged to accept the highest or any offer received.

Appendix 1
Location Plan

