



Café To Let
Canons House & Grounds
Madeira Road
Mitcham
CR4 4HD



CGI image

ACCOMMODATION: 1,308 sq. ft. (121.50 sq. m.) (approx.)

CLOSING DATE FOR OFFERS 12PM WEDNESDAY 7TH APRIL 2021

BACKGROUND

£4.4M has been secured from The National Lottery Heritage Fund and Community Fund for the restoration of Canons House and Grounds, Mitcham.

LOCATION

Canons café is accessed from the main entrances in Madeira Road and Commonsides West with pedestrian entrances from Cold Blows and Cricket Green.

Canons has an independently run Leisure Centre includes a sports hall, gym, squash courts and a 25m pool.

The park includes a children's playground which has been relocated closer to the café, a bowls green, five a side football pitches, walled garden and large free car parking area. The historic running track has been refurbished.

A Toby Carvery operates on this site at Park Place, off Commonsides West.

DESCRIPTION

The new build café has been built adjacent to Madeira Hall, which is part of the Leisure Centre. The area edged red on the below plan is to be offered for Lease.

Canons Courtyard is being created in the newly opened up space between the refurbished Canons House and the new café. This provides a pedestrian thoroughfare linking Canons House and café to the walled garden, car park and play area.

Access doors have been provided to Madeira Hall, thereby offering the potential for additional marketing.

AMENITIES

- *Shell and core unit to be available from June 2021.*
- *Scope for up to 100 covers.*

TENURE

A new FRI lease is available for a term up to 10 years.

A capital contribution is available from the Landlord.

A summary of the lease terms proposed and further details are available on application.

ACCOMMODATION

Cafe:	1 076 sq. ft.	(100 sq. m.)
Servery:	91 sq. ft.	(8.5 sq. m.)
Kitchen:	140 sq. ft.	(13 sq. m.)
Total:	1,308 sq. ft.	(121.5 sq. m.)

RENT

Rental offers invited.

Application form available on request. **Closing date for offers by 12pm Wednesday 7th April 2021**

VAT

The property is not elected for VAT.

EPC

To be provided prior to completion.

RATES

Rateable Value: To be assessed.
Interested parties are to make their own enquiries with the billing authority, London Borough of Merton.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

FURTHER INFORMATION

Please note that site inspections are subject to the current requirements relating to construction sites.

Limited block viewing sessions will be available once the lockdown restrictions are eased, via the sole letting agents.

A virtual tour is available. Details on request.

ANDREW SCOTT ROBERTSON
24 HIGH STREET WIMBLEDON
LONDON
SW19 5DX

TEL: 020 8971 4999

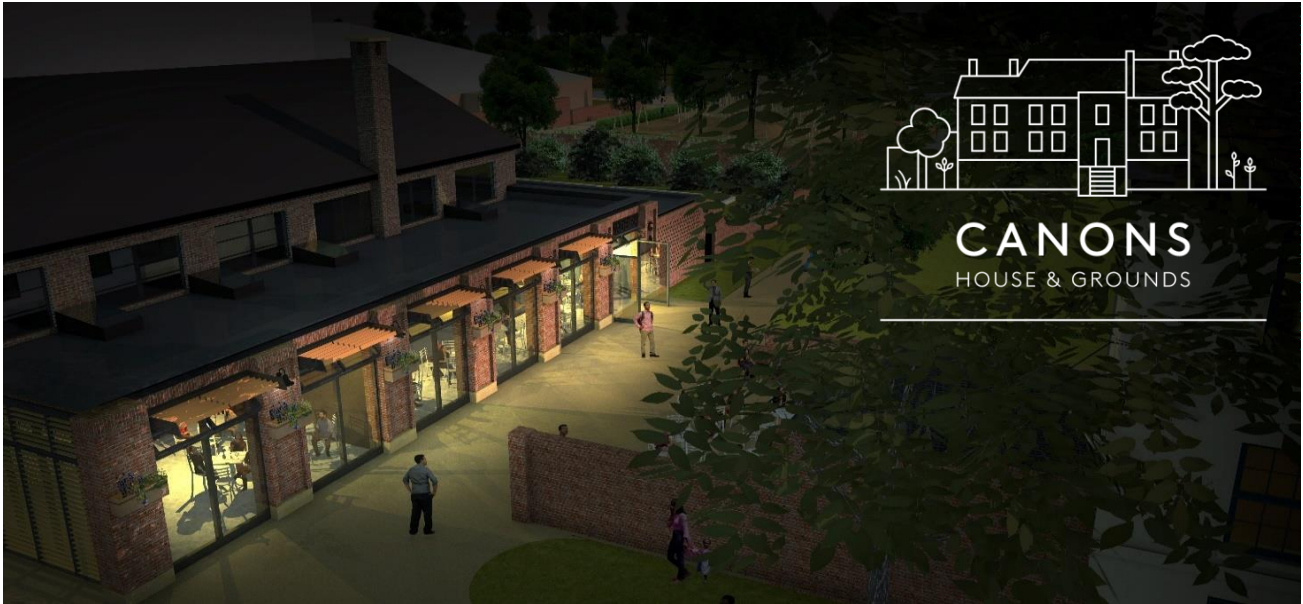
Stewart Rolfe

Email commercial@as-r.co.uk

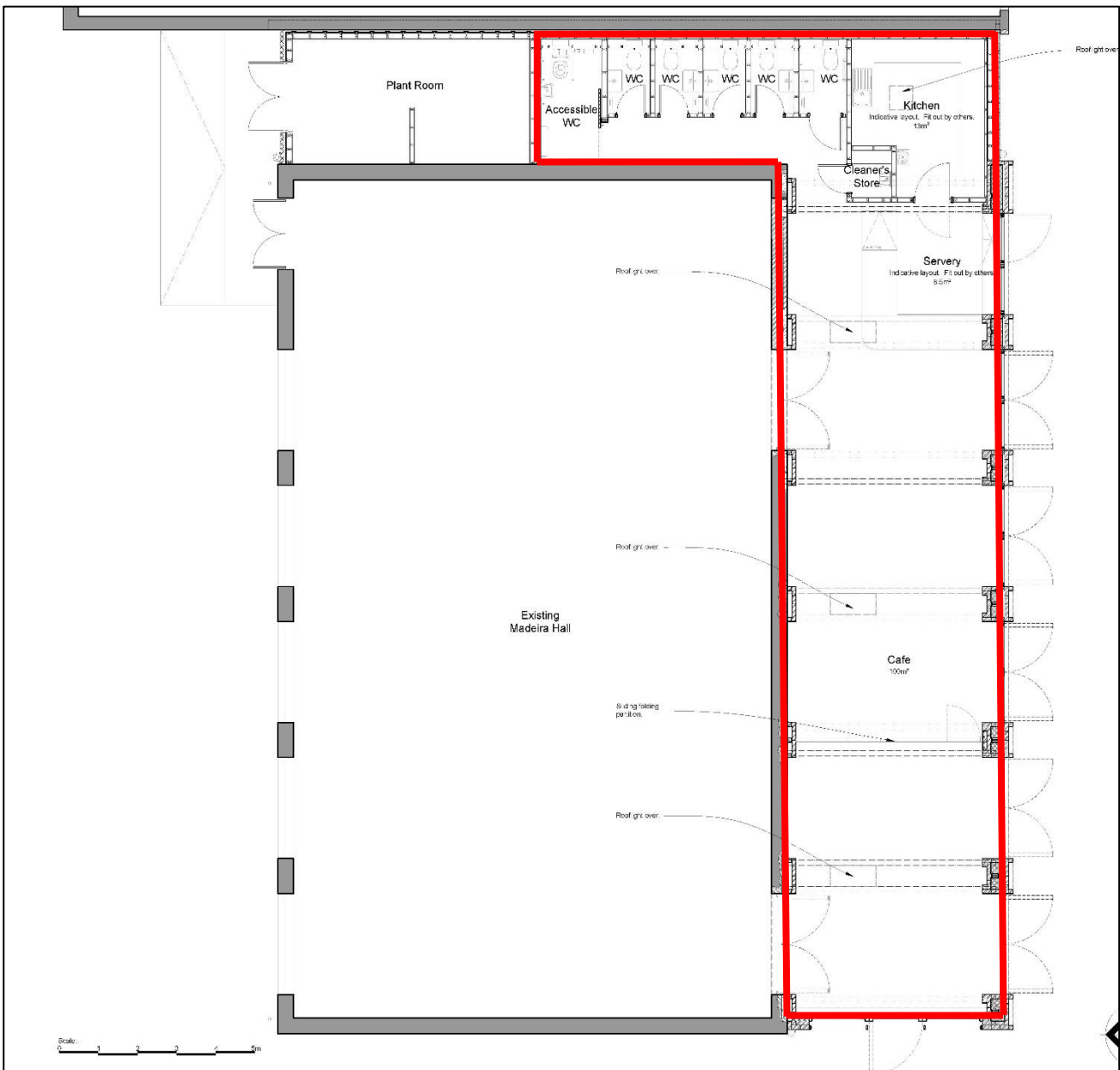
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MARCH 2021



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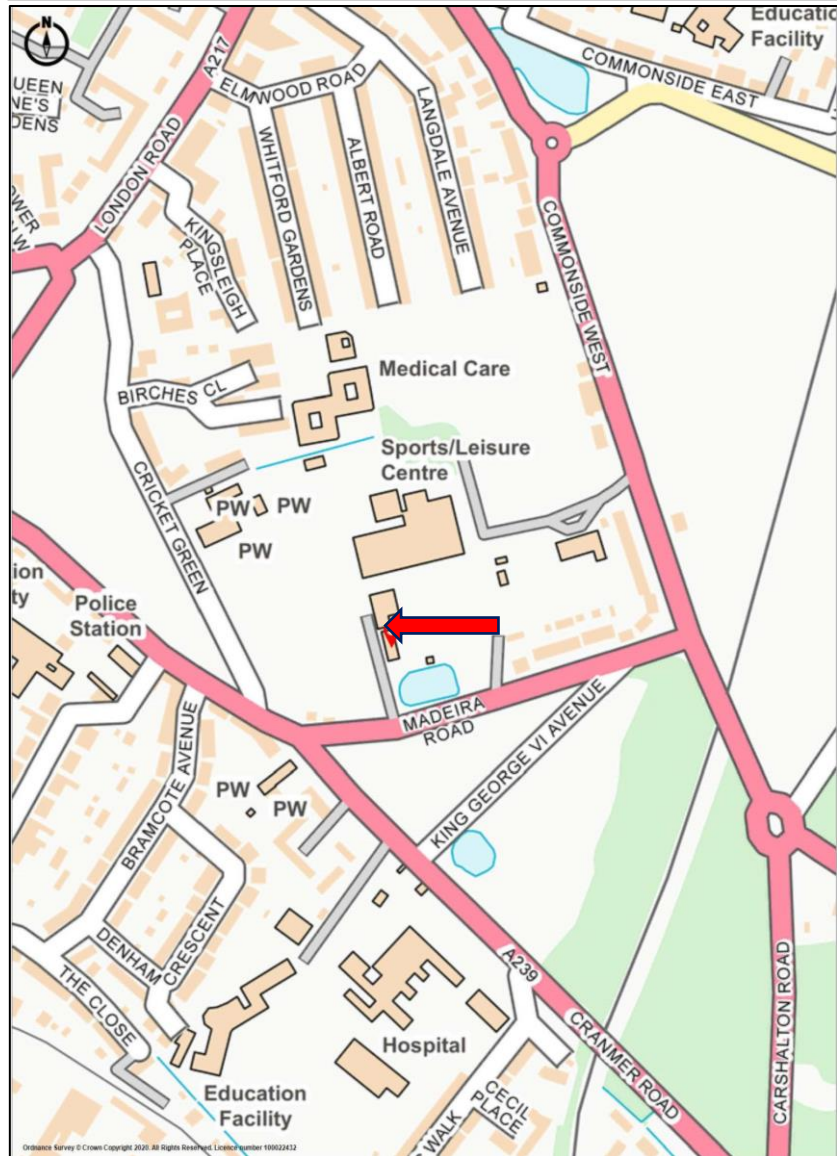
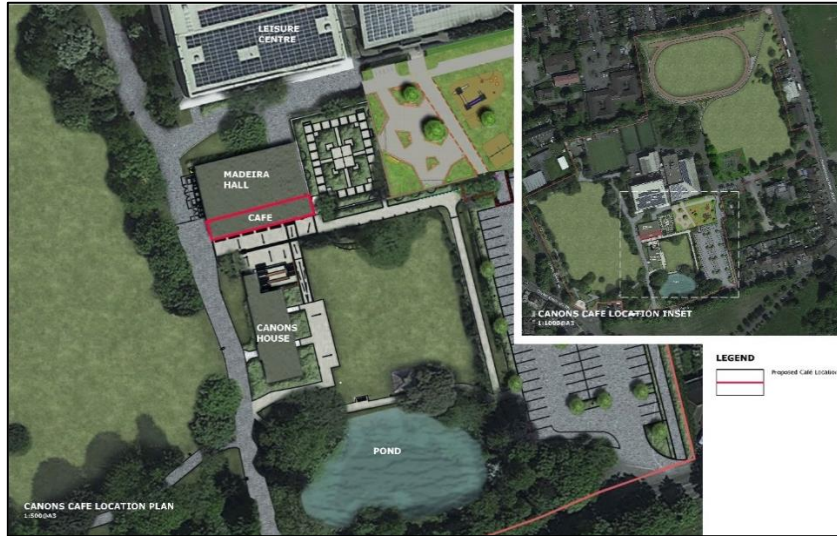


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SITE AND LOCATION PLANS



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