



Cafe Kiosk at Dukes Meadows Paddling Pool

Alexandra Gardens, Chiswick, London, W4 2RX

Popular Chiswick children's paddling pool and ice cream kiosk to let on new lease

162 sq ft
(15.05 sq m)

- In same family for almost 20 years
- Popular parkland setting close to River Thames
- Strong core trading history
- Scope to extend offering to non-pool users
- Separate storage facility
- April to October

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Summary

Available Size	162 sq ft
Rent	£1,500 per month April to October
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The paddling pool at Duke's Meadow by the River Thames has been a popular destinations for parents with young children in Chiswick for almost two decades. The facility comprises a small shallow paddling pool with central fountain, in a secure fenced area laid predominantly to grass, with the added attraction of a sandpit.

The kiosk is the sole retail amenity, focusing predominately on ice creams and lollies, crisps, coffee tea and bottled drinks, with light cooking facilities and extraction the preparation of food such as bacon sandwiches and hamburgers.

The facility has been operated by the same family since the creation of the facility. They have now decided to step back for family reasons and a new operator is sought.

This is an excellent opportunity for someone to play a part in a popular and successful Chiswick children's leisure facility, typically between April & October each year.

Location

The premises are located via Alexandra Gardens, in Dukes Meadows, close to the A316 between Hogarth Roundabout and Chiswick Bridge. Numerous bus routes pass close to the premises. Chiswick Community School and Cavendish Primary school are close by. The River Thames is a few minutes walk away.

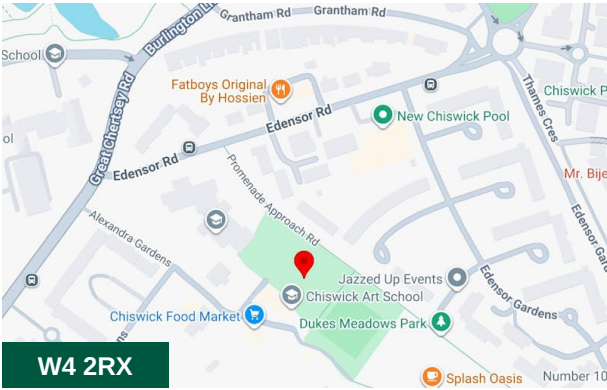
Viewings

To minimise inconvenience to the existing operators and for safeguarding reasons an open morning will be arranged for interested parties to have the chance to view. Please register interest with Whitman & Co Commercial.

Terms

Note: The kiosk operator must assume responsibility for the day-to day operation and water testing of the paddling pool and WC.

Available on a new lease/licence on terms to be agreed.



Viewing & Further Information



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