



Sanderson
Weatherall

**TO LET – NON-RESIDENTIAL USES
ONLY (SUBJECT TO PLANNING)**



PARK COTTAGE, KNATCHBULL ROAD, LONDON, SE5 9QY





Unique opportunity

Offers in the region of £15,000 per annum

Benefits from the close proximity of Myatt's Fields Open Space

Location

The property is situated in the sought after Myatt's Fields area of Camberwell, on the southern boundary of Myatt's Fields Open Space.

It is equal distance between Brixton Underground (Victoria Line) / Overground (Southeastern Railway) and Oval Underground (Northern Line) Stations. The area is served extremely well by buses.

The surrounding area is a mix of recreational and residential uses.

Description

The property is the former groundskeeper's accommodation in need of modernisation and refurbishment.

The ground floor comprises entrance lobby, WC, kitchen and 2 x rooms.

The 1st floor comprises 2 x rooms, a bathroom and storage room.

Energy Performance Certificate

The property has a Rating of D. A copy of the EPC is available on request.

Business Rates

The property does not appear in the 2017 Rating list, however it may be separately assessed in the future.

Planning Use

All planning-related enquiries can be addressed via Lambeth Council Planning team on 020 7926 1180. Available Mon-Fri, 9am-1pm

Terms

The London Borough of Lambeth is offering a 3 year FRI lease. A longer lease will be considered. The lease will be contracted outside of Sections 24 and 28 of the Landlord and Tenant Act 1954.

Terms (continued)

A 3 to 6 month rent deposit will be paid to the landlord as security which will be held for the duration of the lease.

Restrictions and Conditions

The premises must be used to provide, or as a base for the provision of, services or activities that will enhance the amenity of the park or the local area. This includes clubs, societies or organisations whose objects or activities are wholly or mainly of a recreational, social or educational character and are open to the public.

The premises must be accessible to the general public providing services or activities of a recreational, social or educational character benefiting the Park. This is in order to comply with Parks and Open Spaces Act 1967.

The ingoing tenant will be responsible for maintaining the cottage garden and surrounding grounds.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	538	50
First Floor	495	46
Total Area GIA	1,033	96

Costs

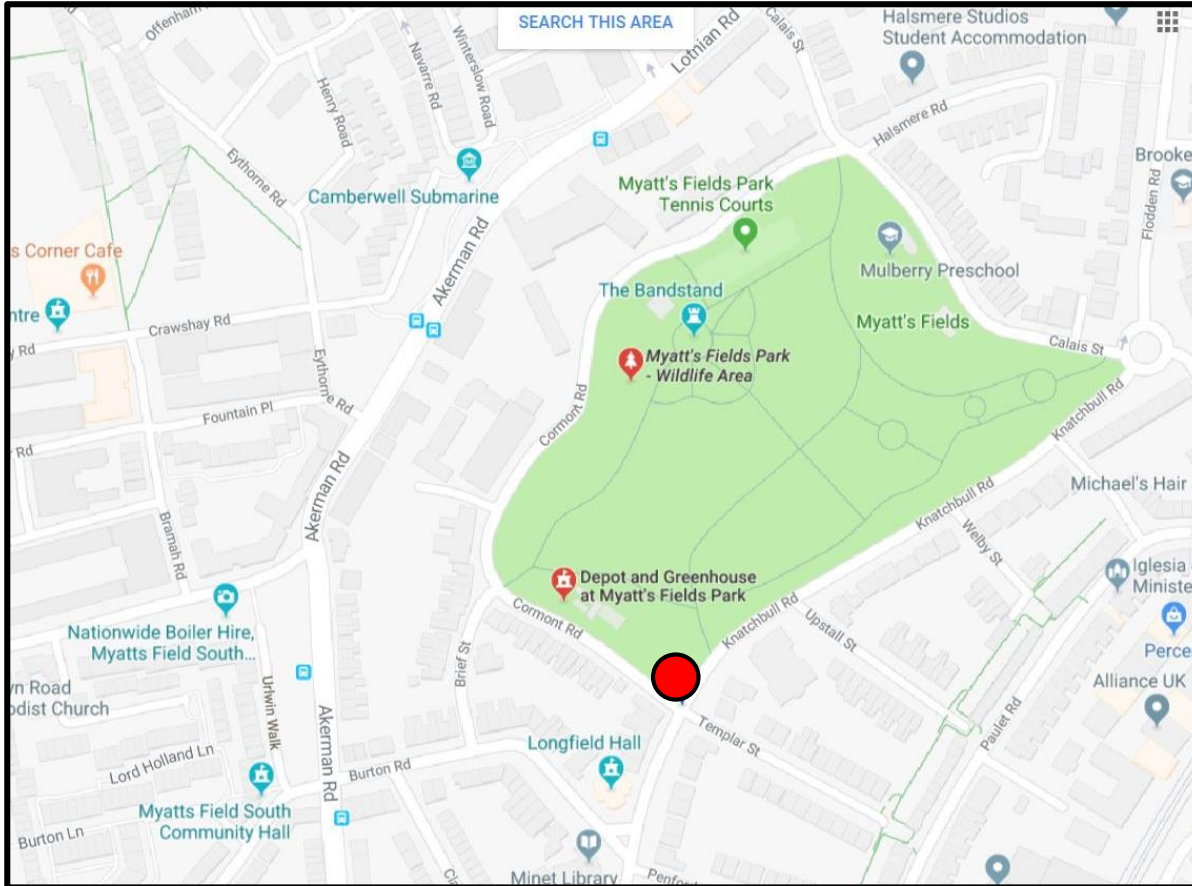
The ingoing tenant will be responsible for applying for planning permission and the landlords legal, administrative and agency costs incurred in this transaction.

Offers

The landlord is seeking offers in the region of £15,000 per annum.

Within your offer please include the following information:

1. Proposed capital works to improve the property.
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A tenancy application form which can be requested from the agent.



Viewing and further information:

Viewings are strictly by prior appointment with the sole agents:

Claudia Roberts

Tel: 020 7851 2124

Email: claudia.roberts@sw.co.uk

Sanderson Weatherall LLP
First Floor
13 Austin Friars
London
EC2N 2HE

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL