

NEW CAFE AT PEOPLES PARK BANBURY



Representing Banbury
Town Council



01295 983 333
wild-property.co.uk

CAFE FROM PARK



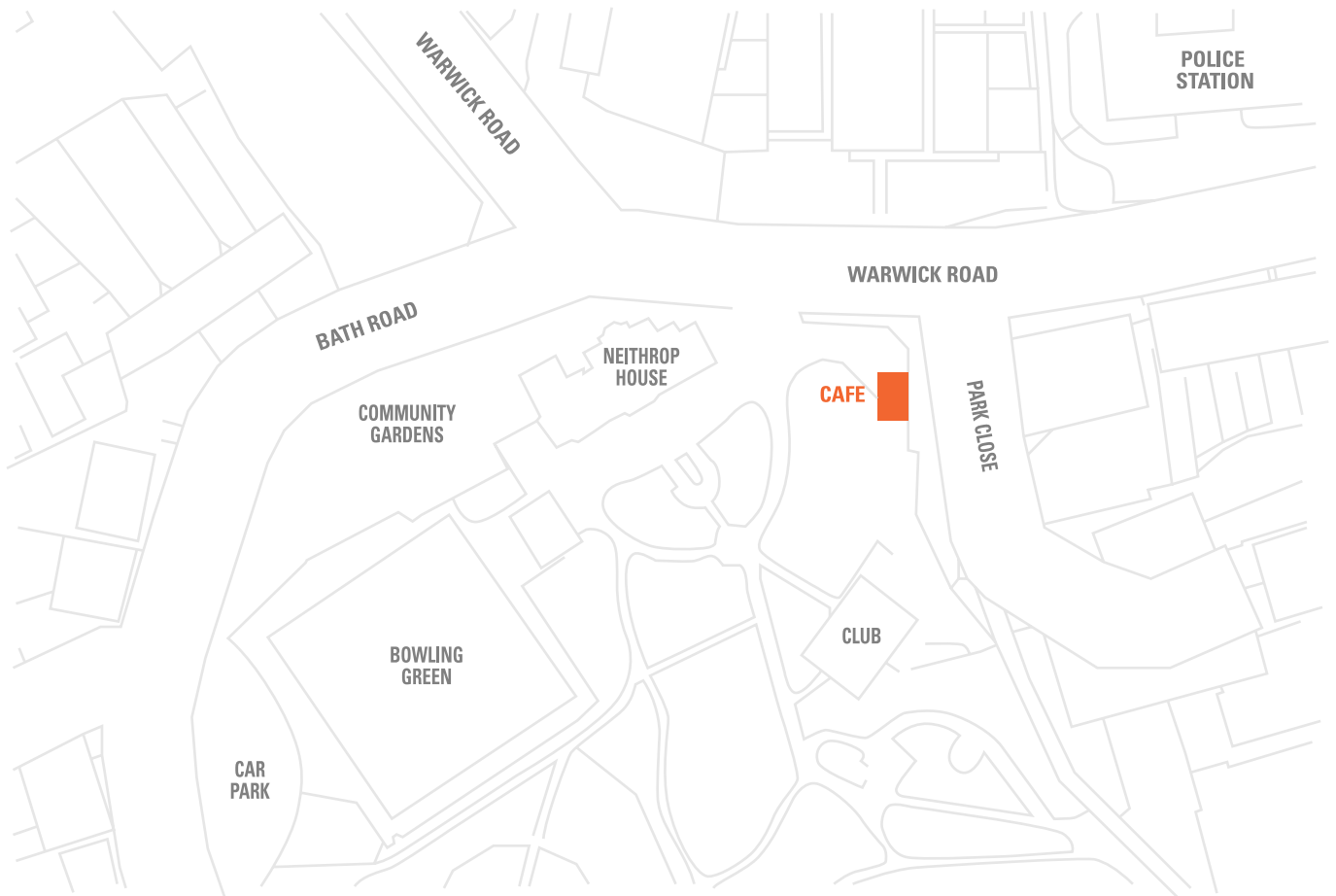
BACKGROUND

Banbury Town Council have substantially renovated and refurbished a building within Peoples Park to house a small cafe facility with space for outside seating.

Wild Property has been commissioned to identify a suitable operator to run the cafe and to lease the building.

LOCATION

People's Park is adjacent to the town centre and provides a lovely park environment. It is next to a large area of housing and has plenty of families and visitors enjoying the outdoor environment. The new cafe will be a welcome new facility and is situated to the edge of the park close to Warwick Road.



Wild Property Consultancy Ltd

The Innovation Centre, Mewburn Road, Banbury, Oxon, OX16 9PA | T: 01295 817606 | E: neil@wild-property.co.uk

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THE FACILITY

The property will provide the required infrastructure for an operator to run a cafe, including the following features:

- Converted Victorian building with brand new facilities.
- Mains electric, water and drainage.
- Kitchen facilities.
- Bench seating for up to six persons.
- Double glazed doors accessing the patio.
- Space for up to 12 outside tables.
- Extra serving hatch for takeaways.
- Accessible WC.
- Storage and staff space.
- On site parking for the operator.

THE OPPORTUNITY

This creates an opportunity for a business or astute individual or group to take on the property via a lease agreement, paying rent to Banbury Town Council. The operator will be able to influence the style and brand of the business. There is also the opportunity of the café providing a wider service to the park. There are wider catering opportunities to take advantage of, as well as the building being capable of acting as a base for delivering take away food to the local residents.

LEASE AND RENT EXPECTATIONS

The contract will be in a form of lease on the building with rights to use the outdoor patio. We expect the rent to be in the region of £500 per month, with the potential for an additional payment should annual turnover be above an agreed amount. The operator would be responsible for all outgoings relating to the building and facility, the upkeep and maintenance of the building and will need to provide all additional catering equipment and supplies necessary including tables and chairs, crockery, extra catering equipment and sundries.

The operator will have the opportunity to advertise and promote the business.

The length of the lease contract is to be agreed, to give ample time for the business to be established, with the option for an additional lease by mutual agreement.

The property will be eligible for Small Business Rates Relief.

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FRONT VIEW



INVITATION TO TENDER

All interested parties will need to view the property. We are scheduling specific dates for viewings and interested parties should contact us for more information.

An Invitation to Tender document will be issued for each party to prepare and submit their proposal.

There is no restriction on the type of organisation that could operate the building. This could be either a business or a not for profit/ social enterprise organisation, or any other type of organisation that is able to fulfil the aims and outcomes.

The operator is free to serve alcoholic drinks subject to obtaining the necessary licence from Cherwell District Council operating as licencing authority.

Planning permission for change of use of the building to a Café has already been granted. The operator will be expected to apply for any permissions necessary for signage.

The operator will be selected based on an equal weighting of (i) Quality & Community Value and (ii) Commercial Terms. The Invitation to Tender document will set out more details. The deadline for submission of the Invitation to Tender will be 11th July. Following that a decision will be made by the Town Council leading to the completion of a lease agreement. It is likely the operator will be handed keys by the start of September.

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ENERGY PERFORMANCE CERTIFICATE

To be supplied.

FURTHER INFORMATION AND VIEWINGS

Please register your interest at:

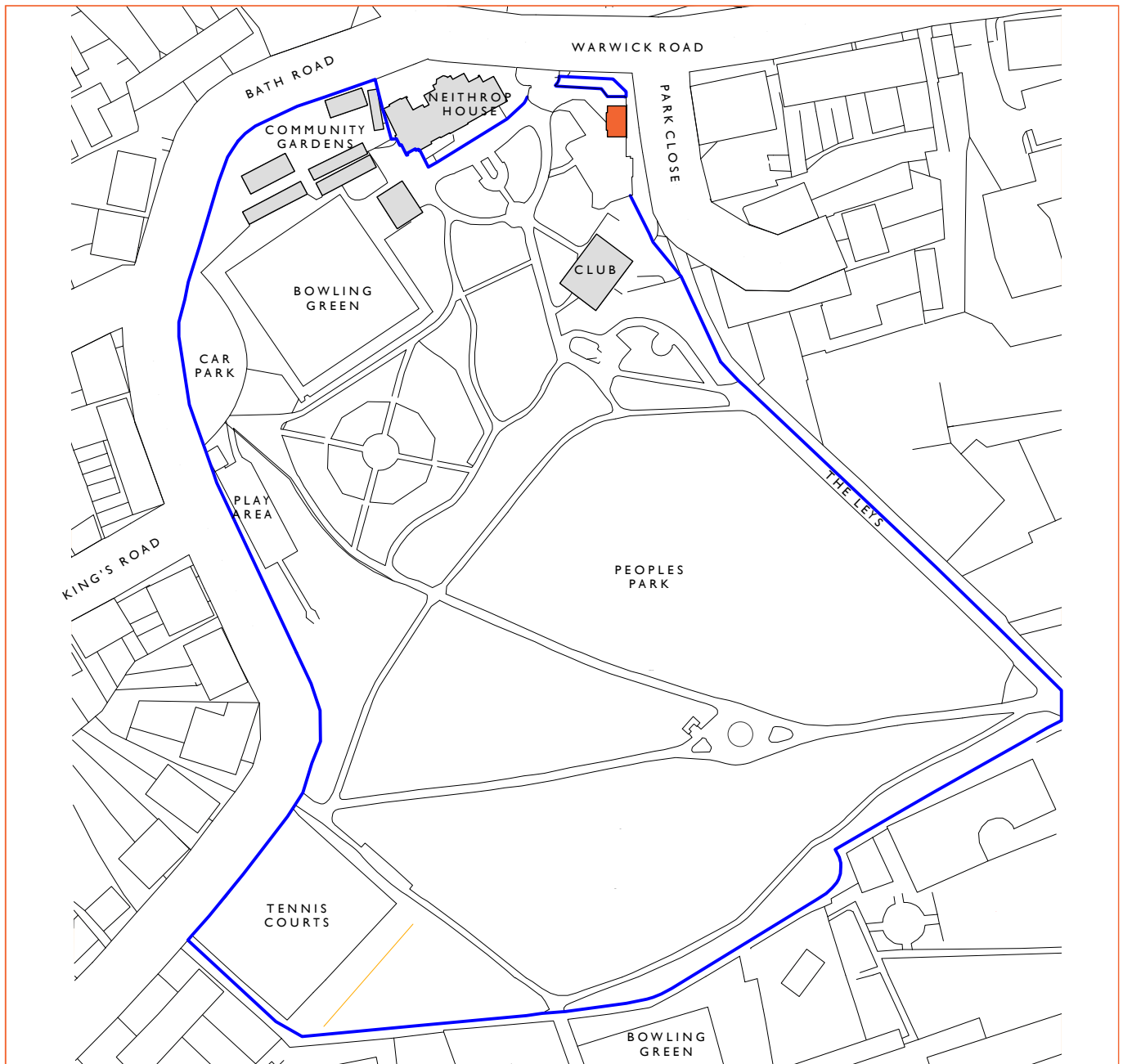
<https://www.wild-property.co.uk/registration>

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IMPORANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.

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