



**Lambert  
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**01245 215 521**

# To Let

## Café Premises

# Rare Opportunity to Lease Café Premises and BBQ Area in Country Park Setting

Pavilion Café, Thorndon Country Park South, Brentwood, Essex, CM13 3LW



- 1000 Sq Ft (100 Sq M)
- Café Overlooking Country Park
- Popular BBQ and Picnic Location
- Opportunity to Run Own Events

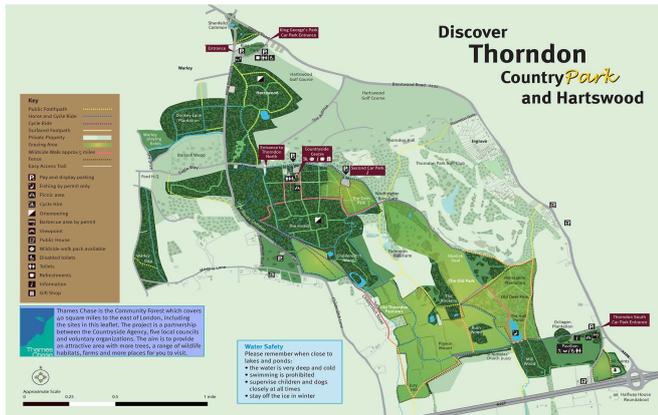


**Lambert Smith Hampton**

Greenwood House, 91 - 99 New London Road, Chelmsford, Essex CM2 0PP T +44 (0)1245 215521

# Pavilion Café, Thorndon Country Park South, Brentwood, Essex, CM13 3LW

## Location



Thorndon Country Park South Entrance is located in the South of Brentwood off the A128 within close proximity to the A127 Orsett (Halfway House) Junction.

Thorndon Country Park South is connected to Thorndon Country Park North via Public Footpaths, Horse and Cycle Ride Routes and Wildside Walk Routes

## Description

Thorndon Country Park South encompasses a diverse range of uses which reflect the role that Country Parks play in meeting the wider educational and recreational needs of the community.

The park is open every day of the year and welcomes visitors to enjoy:-

- Open Parkland for Range of Uses
- Popular Picnic and BBQ Location
- Woodland Area and Lake
- Dog Agility Course
- Connections to Thorndon North and beyond

Pavilion Café is in a prominent position of Thorndon South which provides visitors with the needed facilities to make the most of the visit to the park.

The BBQ Area is located near to the entrance of Thorndon South with its own dedicated car park area. Being one of the last places in the South East to allow public to have BBQs, it is a very popular venue seeing circa 10,000 visitors each season. The peak season is between May and September, outside of this there is potential for the Tenant to run their own events.

## Accommodation

The new operator will be granted a lease of the Pavilion Café (approximately 1000 Sq Ft) with internal and external seating area plus the BBQ Area including a separate BBQ Car Park.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

The Tenant will be responsible for Business Rates should the Pavilion Café be assessed separately by the VOA.

## Terms

A new lease is available on the terms detailed in the Marketing Pack (provided at the request of the applicant).

## Planning

Tenant will be required to operate a café within Use Class A3 of Use Classes 1987 (as amended).

## Applicants

The County Council are seeking an established café/catering operator with a proven track record but will also consider a new operator with an appropriate Business Plan in place.

The prime business shall be operating the café and BBQ Area, but the County Council invites applicants to put forward ancillary business ideas (subject to approval and should be in keeping with the Country Park's setting).

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Nina Blackie**  
Lambert Smith Hampton  
**01245 215525**  
NKBlackie@lsh.co.uk

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## Location Plan

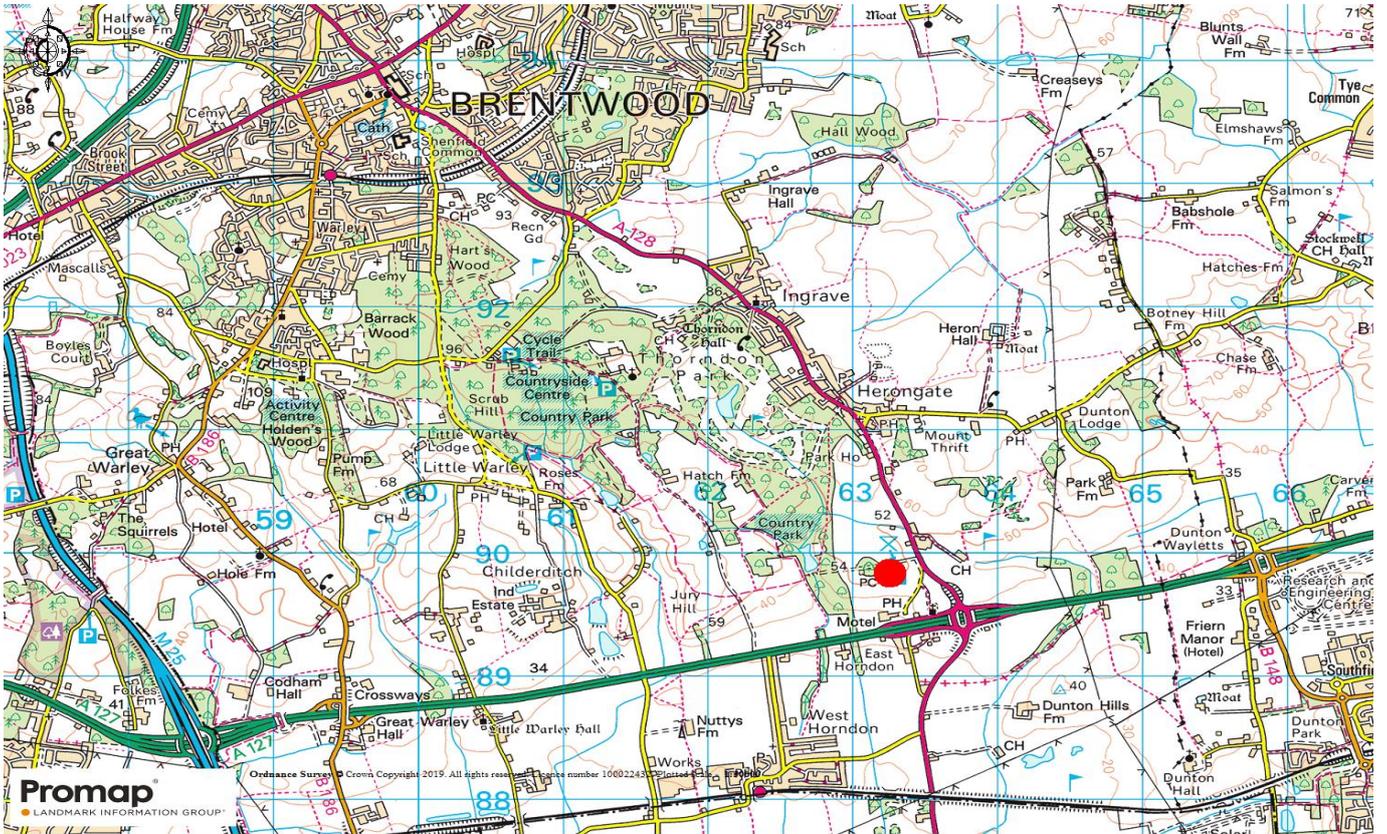


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## Indicative Layout

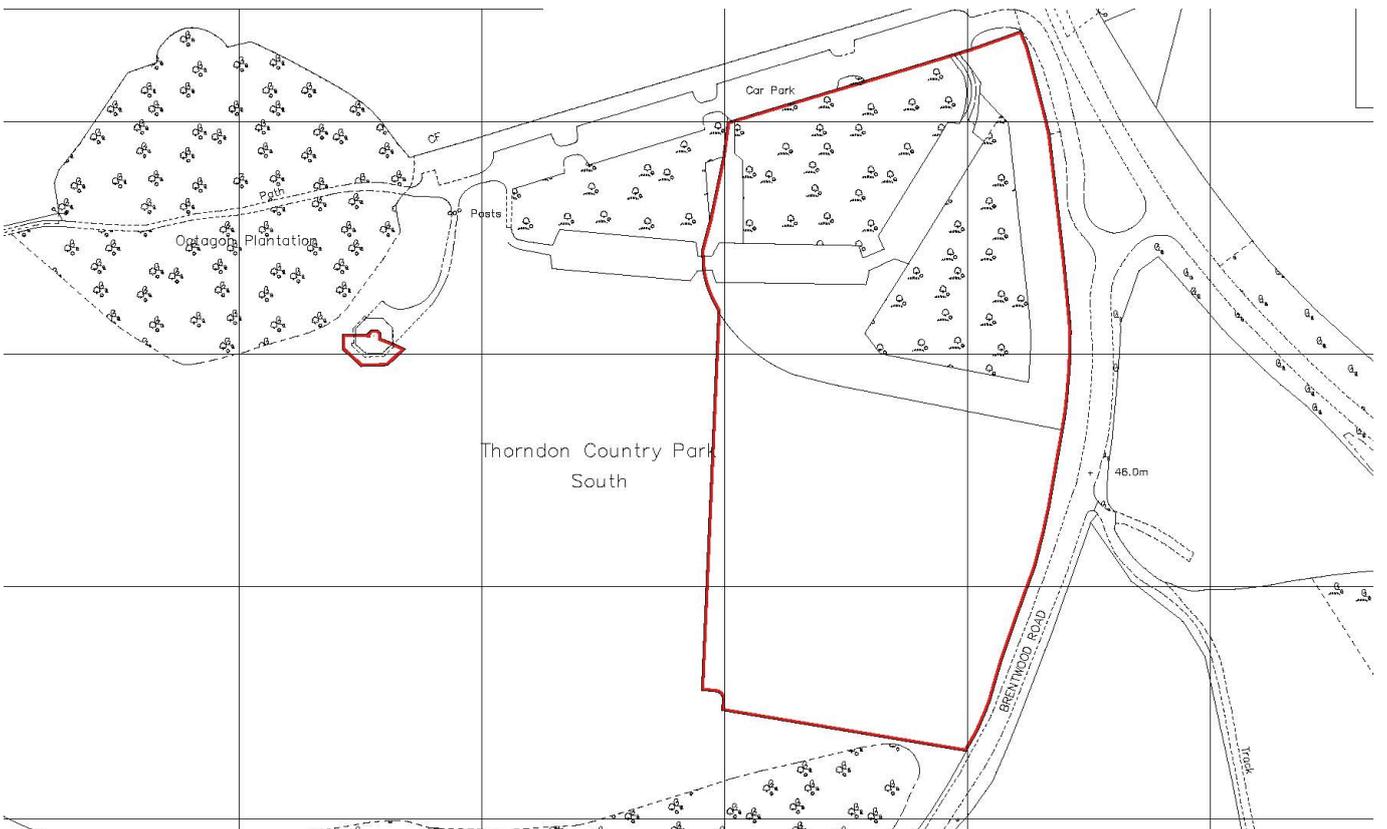


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## Guidance Notes

### GUIDANCE NOTES FOR THE BENEFIT OF THE PROSPECTIVE PURCHASERS

**(To be read in conjunction with the attached particulars of sale)**

Land dealings by Local Authorities attract keen public interest and this guidance note sets out to provide further information on the procedure to be adopted in the sale of land.

The Council is subject to constraints when selling land in its ownership. Some of these constraints are enshrined in law; others arise because of a general expectation that Local Authorities should be seen to act fairly when disposing of land, as in other aspects of their work.

Land is sold by private treaty, when informal offers are invited from prospective purchasers, normally without the pressure of any limit of the time within which the purchase must be completed. This is a method widely understood and accepted by the general public and allows a flexible approach to be adopted to the sale of land. The County Council, however, also aspires to be timely in its transactions and expects to give and receive a prompt businesslike approach in its dealings with prospective purchasers.

Informal offers will be opened as they are received, and offerers may be invited to increase their offers, possibly having been told that a higher offer has been received, and for offers to be submitted by a closing date.

Alternatively, a closing date may be specified earlier in the process if there is a need to complete the sale by a certain date e.g. the end of the County Council's financial year or if there is a high anticipated interest.

On completion of marketing, an offer will be accepted on a "subject to contract" basis; similar to the situation in relation to private sales, and it will be in the interests of all parties that exchange of contracts takes place as quickly as possible after the offer has been accepted. Contracts will be expected to be exchanged within 20 working days of issue.

The Council has a statutory duty to achieve best value and in order to meet this obligation, acceptance of the offer will be conditional on the County Council reserving the right to consider any further offers for the property before a contract is exchanged, and withdrawing from the proposed sale if a higher offer is received.

In the event that a more advantageous offer is received and the Council withdraws from the proposed sale, all interested parties will be given the opportunity of making their best (subject to contract) offer by a specified date. This may include the invitation of sealed offers to be returned direct to the County Council and opened in a formal opening procedure of the issuing of forms of contract to more than one prospective purchaser.

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Jan 2019

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- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
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