

RENTAL DETAILS

A Redevelopment Opportunity of
Tudor Park Pavilion,
Clifford Road, New Barnet, EN5 5NY



Description

This is a single storey park pavilion (art deco style), built of solid brickwork in the 1920s. The property was used as a sports pavilion by cricketers, footballers as well as other community-based services. The property consists of a front veranda, a large main hall, a kitchen, and office facilities to the rear, separate men's and ladies changing rooms, showers, and toilets on either side of the main hall.

Gross internal floor space totalling to approximately 300 Sq. meters / 3230 Sq. foot

Proposed use

The Council is looking for expressions of interest for the refurbishment and/or the redevelopment of Tudor Park Pavilion to provide a community space and a café that could serve the park.

It is essential that the pavilion's 1920s façade is retained post redevelopment or refurbishment.

Prospective tenants should submit their proposal and business plans with emphasis on how they will directly benefit the local community and park. Prospective tenants will also be required to provide a full scope of works documentation on how the property will be reinstated.

Rental terms

Long lease available and offers are invited on the rent.

Condition

The property requires significant repairs and refurbishment to bring it into use again. Some of the issues are listed below but the prospective tenant is required to carry out their own inspections. A condition survey and preliminary cost estimate of works was obtained at approximately £500,000 to fully refurbish and modernise the pavilion.

See Appendix 3 for photographs of current condition.

- Structural issues, including subsidence.
- Underpinning existing foundation.
- Some of the roof slates need to be replaced.
- External and internal walls are cracked; the rendering, brickwork, pointing, and plaster require repair.
- Damp issues.
- Painting and decorating is required.
- Doors and windows require replacement.
- New fittings, furnishing and equipment are required.
- Drainage requires attention and repair.
- Electricals and plumbing to be inspected further.

Planning

The Council welcomes change of use; however, the prospective tenant should make their own enquires for any necessary planning consent and use of the building. It is advised that all proposals are discussed with Barnet Council's Local Planning Authority before submission (020 8359 4974 and 4720).

Rates and EPC Rating

Business Rates are payable by the tenant. At present the property is not rated. EPC energy rating D is achieved, based on the main hall area.

Costs

The prospective tenant will be responsible for the Council's legal and surveyor's fees.

Further Information please contact:

Barnet Estates/Property Services	Telephone 020 8359 3999 Email estates.businesssupport@barnet.gov.uk
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General Information

The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.

All statements made herein are made without responsibility on the part of the London Borough of Barnet and its employees and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.

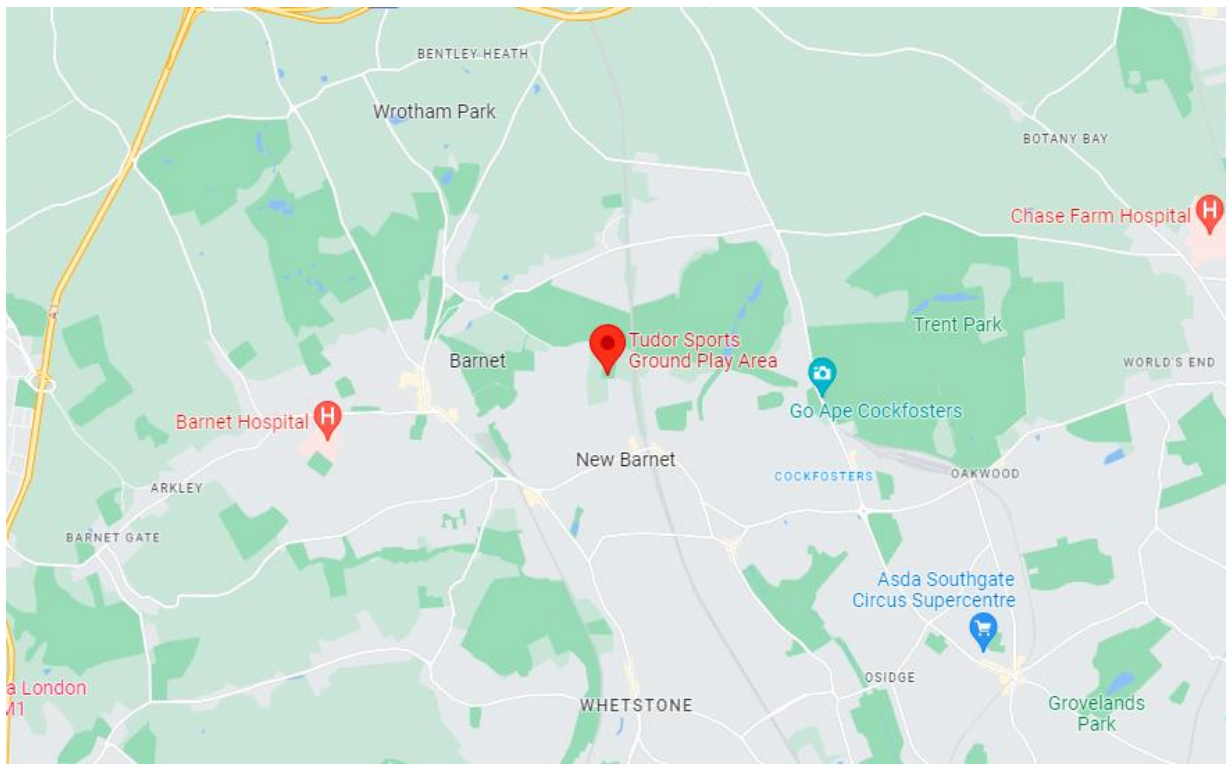
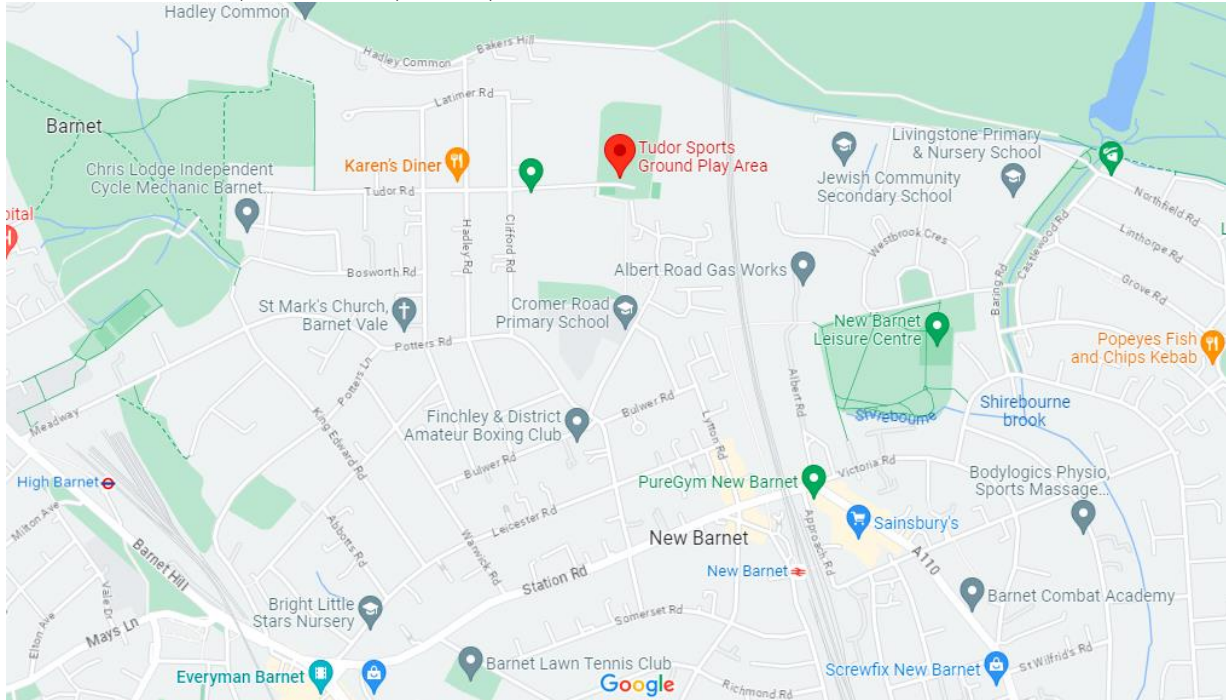
The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use.

In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.

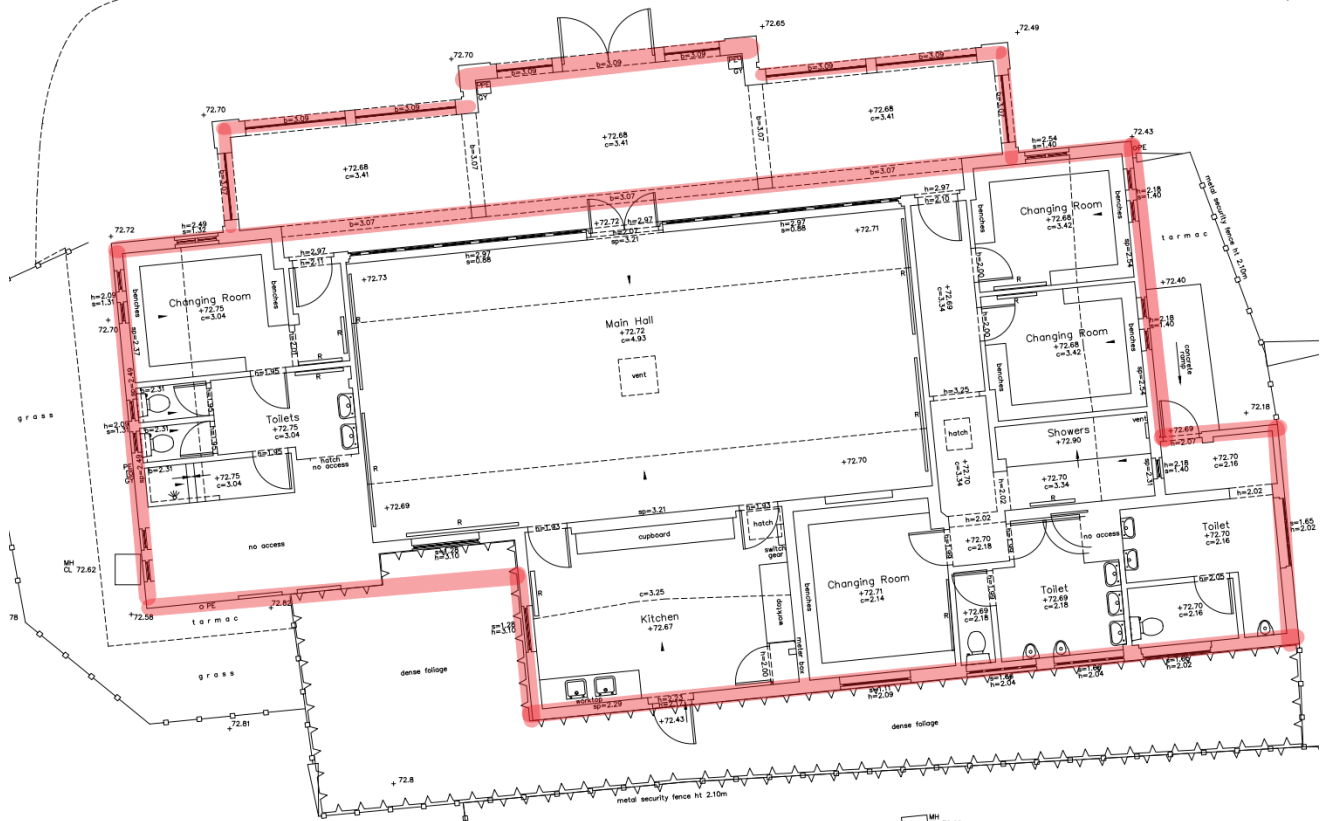
The Council is not obliged to accept the highest or any offer received.

Appendix 1 – Location

Tudor Park Pavilion, Tudor Road, Barnet, EN5 5JS



Appendix 3 – Floor plan area*



*This plan is for illustration purposes only and should only be used as such for any prospective tenant.

Appendix 3 – Current Condition





