



MAKING
PROPERTY
WORK
SHW.CO.UK

TO LET

PAVILION / CAFÉ – 702 SQ FT (65.23 SQ M)
Rickman Hill Recreation Ground, Coulsdon, CR5 3DR

DESCRIPTION

The Pavilion provides a well-maintained and functional space ideal for a range of uses such as community events, recreational activities, meetings or local gatherings. The property offers flexible internal space, which can be tailored to meet the needs of the occupier. Further details of the floor area and layout are available on request.

LOCATION

The Pavilion is situated in the heart of Rickman Hill Recreation Grounds, a well-known location in the Coulsdon area. Surrounded by green spaces, the Pavilion benefits from excellent access to local amenities, with easy transport links to the surrounding areas, including Coulsdon town centre.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground	702	65.23

EPC

An EPC has been commissioned and will be available shortly.

AMENITIES / OPPORTUNITY

- Prominent location within Rickman Hill Recreation Grounds
- Versatile space suitable for multiple uses (subject to planning consent)
- Attractive parkland setting with excellent local amenities and transport links.
- Opportunity for community engagement and use of outdoor recreational facilities.

RENT

£7,000 per annum for a period of 5 years.

TENURE

Terms are negotiable and the lease is available immediately, subject to contract.

RATES

Tenant will be responsible for their own rates.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Pyne

t: 07901 821843

e: rpyne@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**