

CAFÉ TO LET

CANONS COMMUNITY CAFE

MADEIRA ROAD
MITCHAM
CR4 4HD



1,308 sq. ft.
(121.50 sq. m.)



CANONS
HOUSE & GROUNDS



Rare opportunity for a substantial café premises adjacent to Canons House and Leisure Centre

BACKGROUND

£4.4M was secured from The National Lottery Heritage Fund and Community Fund for the restoration of Canons House and Grounds, Mitcham.

Canons House

Grade II* listed Canons House has been restored back to its former glory and will operate as a joint community and workspace.

Historic running track

The 1920s running track, former home of the Mitcham Athletics Club, has been restored and is free to use at any time.

Walled garden

The walled garden has been restored with repairs to brickwork. The new planting scheme was completed in summer 2023.

Play area

The new play area was created by Studio Hardie and co-designed with pupils and families from local schools.

Community garden

The community garden is managed by a team of volunteers and local community groups, who use the space to grow fruits, vegetables and flowers.

Dovecote and pond

The medieval dovecote and pond have been restored.

Obelisk

The obelisk, first constructed in 1822, has been repaired and the area surrounding it transformed into a new entrance to Canons House & Grounds.



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Madeira Road
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Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

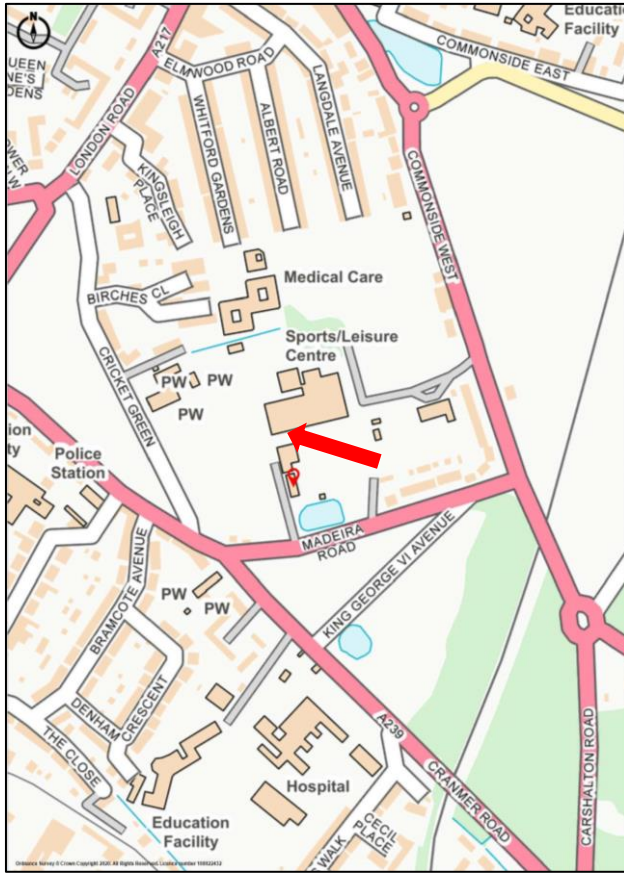
Email: commercial@as-r.co.uk

Guide Rent: Offers invited

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

LOCATION PLAN



LOCATION

Canons café is accessed from the main entrances in Madeira Road and Commonsides West with pedestrian entrances from Cold Blows and Cricket Green.

Canons has an independently run Leisure Centre includes a sports hall, gym, squash courts and a 25m pool.

The park includes a children's playground which has been relocated closer to the café, a bowls green, five a side football pitches, walled garden and large free car parking area. The historic running track has been refurbished.

A Toby Carvery operates on this site at Park Place, off Commonsides West.

POTENTIAL MARKETS

Canons House and surrounding area has a wide range of event available throughout the year. In 2024, below are the activities which are very likely to return with estimated attendees.

- Art Festival - 500
- Canons Sustainable Fair (2024 will be its 3rd year) 700 – 1,000 attendees
- Walk and Talk movement – weekly weekend walks – average 30 walkers

DESCRIPTION

The new build café has been built adjacent to Madeira Hall, which is part of the Leisure Centre. The area edged red on the below plan is to be offered for Lease.

Canons Courtyard has been created in the newly opened up space between the refurbished Canons House and the new café. This provides a pedestrian thoroughfare linking Canons House and café to the walled garden, car park and play area.

Access doors have been provided to Madeira Hall, thereby offering the potential for additional marketing.

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ACCOMMODATION

Cafe:	1,076 sq. ft.	(100.00 sq. m.)
Servery	91 sq. ft.	(8.50 sq. m.)
Kitchen:	140 sq. ft.	(13.00 sq. m.)
Total:	1,308 sq. ft.	(121.50 sq. m.)

AMENITIES

- Large café space with kitchen
- Alcohol licence to be available until 9pm (for events) 7 days a week
- Scope for up to 100 covers including outdoor space for tables & chairs
- Close proximity to Canons House (Community & Workspace), play area, community garden & leisure centre
- In the middle of a heritage site – walled garden, medieval dovecote & pond. Listed obelisk

TENURE

A new FRI lease is available for a term up to 10 years.

A capital contribution is available from the Landlord.

A summary of the lease terms proposed, and further details are available on application.

SERVICES

Mains water and 3 phase electricity available. Shared gas supply providing under floor heating.

LEASE

A new lease is available on terms to be agreed. A summary of the lease terms proposed, and further details are available on application.

EPC

TBA

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

2023 List Rateable Value: £15,500

Interested parties are to make their own enquiries with the billing authority, London Borough of Merton.

Source: VOA

VAT

The property is not elected for VAT.

NOTES

The café is currently run by a temporary occupier until 31st October 2024, with an option to extend, if required.

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LANDLORD'S REQUIREMENTS

Key Requirements

- Regular opening hours (currently trades 9am – 7pm Mon-Sat, 9am – 6pm Sun)
- Open 7 days per week
- Deliver community, catering and facilities (see below)

Community

- A space for the local community...
- Community room available for hire at affordable rates (e.g. meetings, special occasions, food-themed events)
- Host community displays and exhibitions
- Food donation and collection point (Sustainable Merton's Community Fridge)
- Warm spaces
- Job opportunities and work experience

Facilities for customers

- Water bottle refill station
- Reuseable coffee cups and water bottles for sale
- Composting, recycling and general waste bins available
- Health/climate info point
- Clean toilets that are open to both café and park users

Catering

A healthy and environmentally-friendly catering offer...

- Community consultation on menu options
- A healthy and nutritional menu with plant based options
- Seasonal, locally sourced ingredients and signposting to food provenance
- Ethical products which have been accredited e.g. Fair Trade and Soil Association
- Work with suppliers who prioritise sustainable transportation
- Plastic-free or recyclable packaging
- Free drinking water
- Use ingredients from the community garden
- Prioritise recycling over landfill

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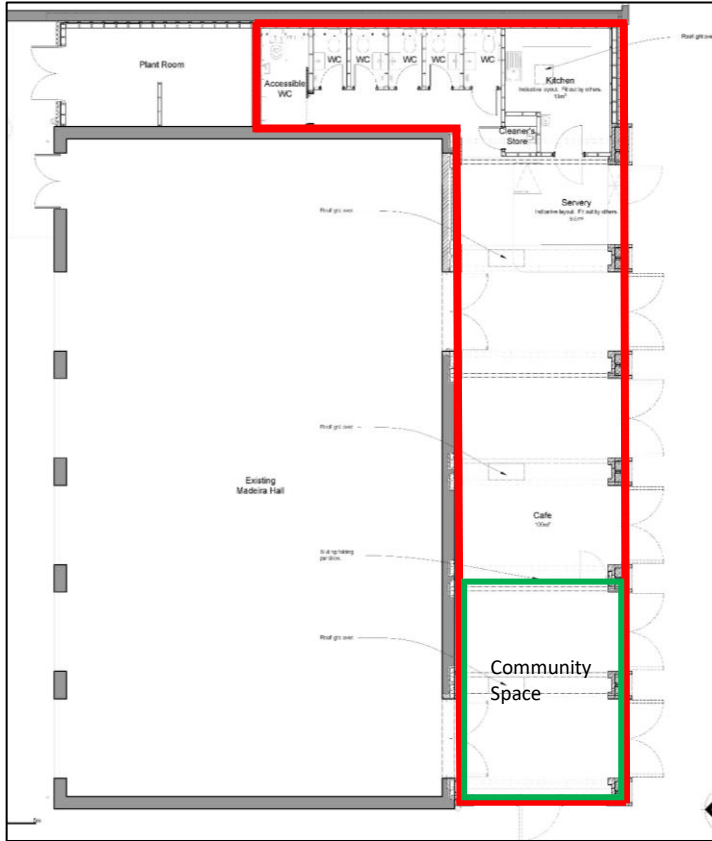
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GROUND FLOOR PLAN



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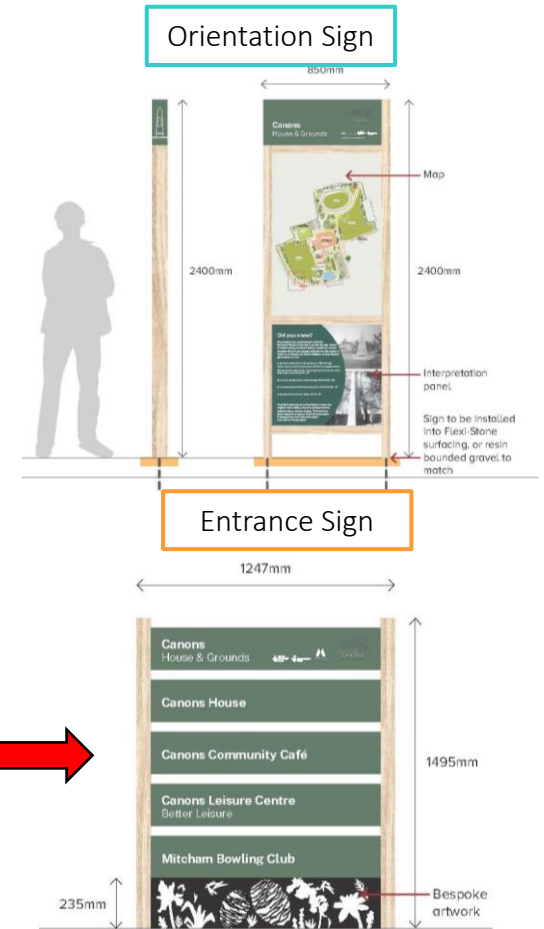
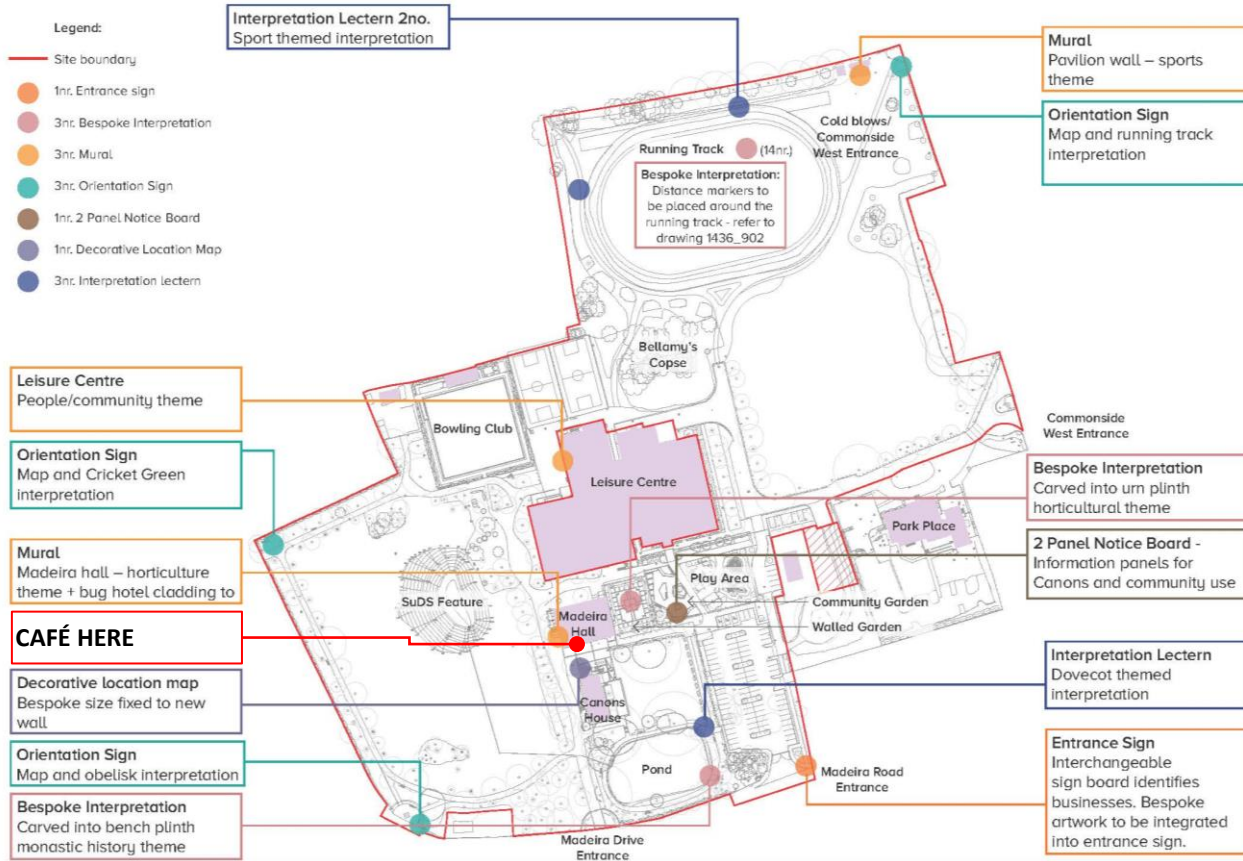
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GENERAL LAYOUT AND SIGNAGE



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