

Kennington Park, Camberwell New Road, SE11



To Let

Mixed use site for sport/ recreational use

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**AVISON
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Seeking a sport/ recreational use

Location and Description

The site is located on the southern boundary of Kennington Park. It is bounded by Camberwell New Road to the south, football pitches to the north, residential properties to the east and the park to the west. The Park is known for its historic urban greenspace and Rose Garden.

The subject site comprises a free to use basketball court that is in use and a detached single story changing block. The changing block is an optional extra, but is not mandatory as part of a lease. Other land within the red line can also be included.

Oval and Kennington (Northern Line) Underground Stations are within a short distance from the site. The area is served-well by local buses.

Site Area

	Area (sq m)	Area (sq ft)
Site	3,144.30	33,845

Rent

Offers in the region of £50,000 per annum exclusive

Rent Deposit

A rent deposit equivalent to 6 months’ rent is to be paid to the landlord as security and held for the duration of the term.

Lease Terms

The premises are available on a new FRI lease for a term to be agreed.

The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

The premises will be taken as seen.

Planning

The development of new sports facilities would be subject to planning permission and would need to take account of the Listed status of the park and the adjacent Listed St Mark's Church. The use needs to complement existing sports uses in that part of the park.

Interested parties should carry out their own enquiries with Lambeth Planning Department

Business Rates

Interested parties should carry out their own investigations.

EPC

N/A

Legal Costs

The ingoing tenant shall be required to pay the landlord’s reasonable legal fees.

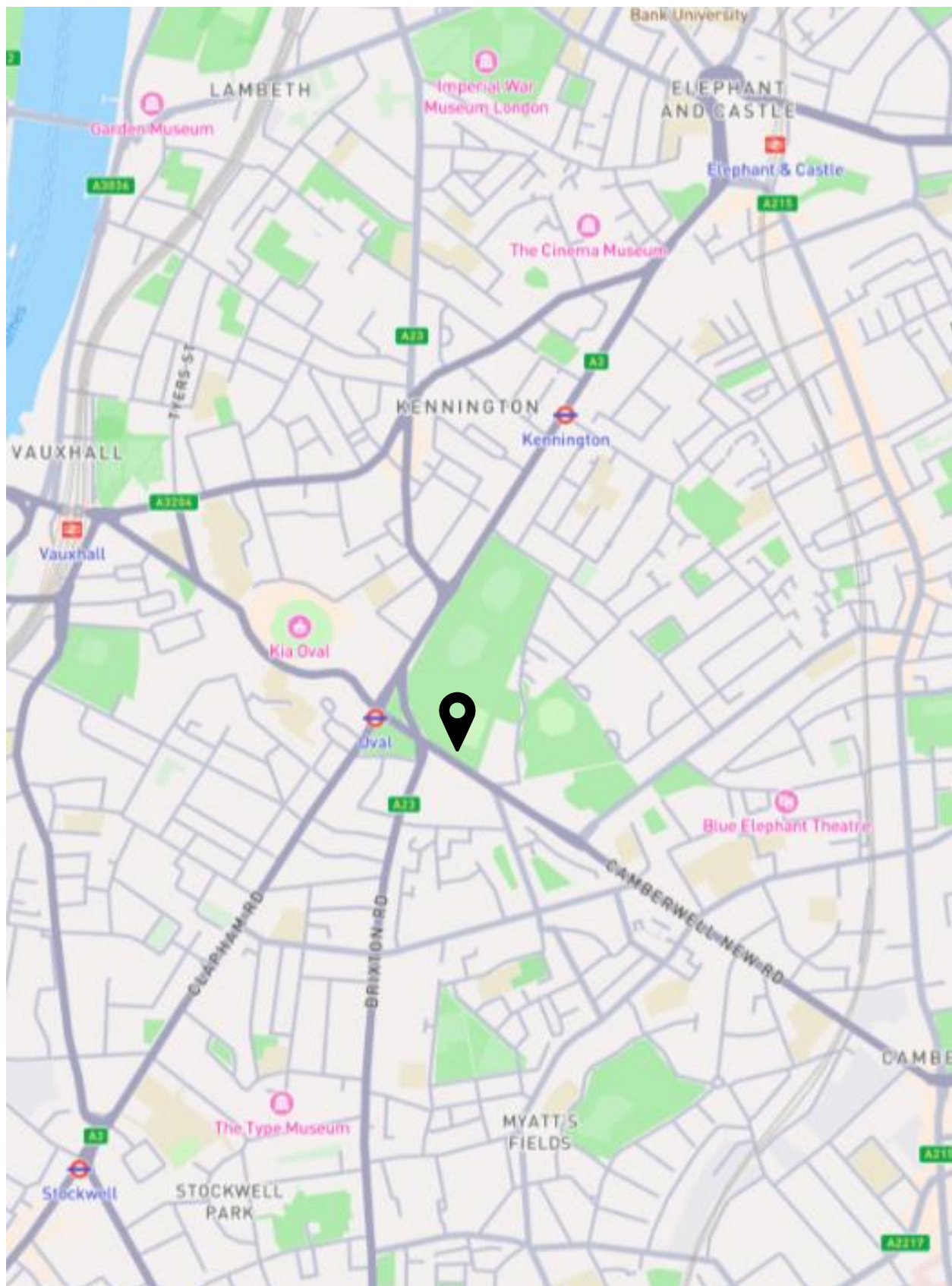
Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years’ financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.



Agent Details

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Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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