



Fellowship Hut at Durants Park Investment Opportunity

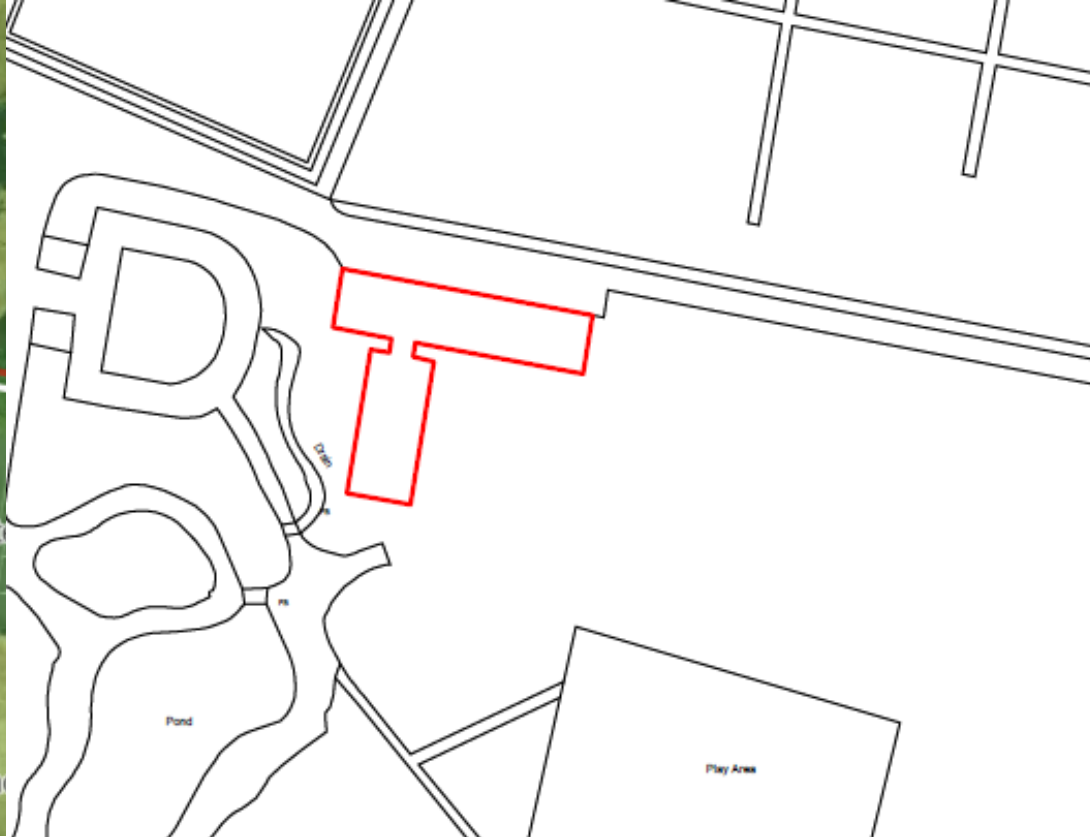
Over 333,000 people call Enfield home, with many coming in to visit. Enfield is one of the London's greenest boroughs and with over 120 public spaces to enjoy and walk.

Durants Park is a beautiful Enfield location offering a unique opportunity for potential investment. The park offers basketball, hockey and football courts. Alongside a woods, and natural play zone this popular location is in need of a central location for the community. The site is to be used for community benefit, with a café and public W/C's.



For more information, please contact: commercial@enfield.gov.uk





Durants Park Fellowship Hut

Durants Park, Hertford Road, Enfield, EN3 5AJ. 1,138 sqm / 12,249 sqft

Enfield Council are seeking proposals for a community space, café and public W/Cs at this fantastic investment opportunity in beautiful Durants Park.

Proposal subject to appropriate planning permissions being obtained by operator.

Utilities, Repair and Maintenance are the responsibility of the tenant.

For more information, please contact: commercial@enfield.gov.uk

All floor areas are approximate and may be subject to measured survey. Unless otherwise stated, all prices are exclusive of VAT. These particulars do not constitute any part of an offer or an offer of a contract. March 2024





Durants Park Fellowship Hut

**Durants Park, Hertford Road,
Enfield, EN3 5AJ.**

1,138 sqm / 12,249 sqft

**Inviting offers for rental agreement per annum, for an
initial term of 20 years**

Business rates may apply upon construction completion
dependent on occupier occupation, and are the responsibility
of the operator.

How to apply

To organise a viewing of the property, please contact commercial@enfield.gov.uk

Prospective applicants are invited to provide the following information in a written proposal to be submitted to commercial@enfield.gov.uk and to include the following:

Please include on applications:

- **Company Information and History:** A summary of your company's experience, a resume of your skills and resources, and a statement of why you would be as strong and suitable partner for our parks facilities
- **Proposed Site Usage:** Please provide details about proposed operations and usage for the site, including opening times, and how you will manage customer service across peak seasons and times.
- **Projected Profit and Loss accounts, and ground rent offer:** A projected profit and loss account for the next five years for the term of trading setting out anticipated sales, gross profits, staff and operating plans, costs, and profitability. Please include the offer the ground rent offer within this
- **Proposed Investment in Location:** A breakdown of the investment offered within the site and proposed changes to be made.
- **Menus, Tariffs and Staff:** Two sample menus and tariffs for the café and events. Proposed staff and management structure with rationale and dialogue as to the operational methodology and organisational structure Details of how the community will benefit if this proposal is successful
- **Mobilisation Timelines:** The pre-opening activities and timescales proposed to ensure a smooth opening and great service from the start

Submission and Evaluation Criteria

Offers will be assessed based upon the information provided, and weighed against the below criteria.

Financial confidence and stability will be assessed prior to full assessment, if this isn't satisfactory the application will not progress further.

A shortlist will be established based upon price (65%) and quality (30%), and the responses received. The shortlist will be invited to make presentation to Enfield Council Representatives for the final 5% of scoring, following which a preferred supplier will be selected.

Price has a weighting of 65%, and will be evaluated against company financials and history, and rent offer.

30% of scoring is assessed on Quality, breakdown as follows:

15% Community Benefits offered

10% Sustainability and ethical practices

5% Mobilisation and Planning

The final 5% will be based on an in-person panel interview.

Subject to satisfactory vetting and references, it is encouraged that this operator does not currently operate in other parks within the borough. Enfield Council reserves the right not to award should no appropriate applicant apply.

Deadline:
03rd May 2024
5pm

