



Enfield Town Park Café

Town Park, Cecil Road Enfield. 33sqm / 355sqft

Town Park occupies 9 hectares of land off Cecil Road in Enfield Town. It is the principle park in the centre of the borough just two minutes walking distance from the Enfield Town shopping centre. It offers the visitor a wide variety of both formal and informal recreation opportunities. The cafeteria on offer in this lease, is the single storey building (as shown edged on the plan) with outside seating area.

Rent is £31,500 per annum / £2625 per month

Business rates payable are £7,235.50 - £7,424.00 depending on the size of your business and applicable business rates multiplier

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. October 2023



Enfield Town Park Café leases are based on the below terms:

- Ten years lease offered with appropriate break clauses in term.
- **The lease will include the area marked red on the location plan. The bowling green is available for use with a nominal fee applied.**
- The facility is hoped to be open up to 7 days a week, all year around excluding Christmas day and boxing day but this can be flexible with seasonality. The opening hours of the facility will be in line with seasonal day light hours and the opening hours of Enfield Town Park.
- The tenant is responsible for payment of all outgoings (i.e. electricity, gas, telephone lines, water). The tenant will be responsible for the payment of business rates at the property. They will be required to register for business rates upon taking occupation.
- Restrictions on use will be limited to the sale of refreshments, meals and confectionary. The sale of spirits is prohibited. The sale of beer and wine will be permitted with a meal (subject to all appropriate licences being obtained)

Response Guidelines and Proposed Timeline

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

Company Information: 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. Please include which location you are applying for.

Operations: Details of how you would manage the café, what would you sell, when it would open, and how it would service customer across the day and seasonal peaks

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

Training and Customer Focus: Proposed staff training plan and how this will be implemented, integrated and continually maintained with measures identified on how customer service, and food hygiene success monitored.

Brand and Marketing: Proposed first year marketing, media and public relations plan for the operations including the launch of the café. Brand considerations of how the café would be branded.

Mobilisation: The pre-opening activities and timescales proposed to ensure a smooth opening and great service from the start

Environmental and Ethical: A summary of your proposed approach to environmental and ethical responsibilities, including recycling, fair trade, sustainability etc.

Financial: 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.

Additional Documentation: Copies of your company insurance certification, a copy of your company Health and Safety policy including Food Safety References, and please provide at least two references that we may contact.

**17th May 5pm -
Responses submission
deadline**

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

Response Guidelines and Proposed Timeline

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 (50%) and quality (40%), and the responses received.

The shortlist will be invited to make presentation to Enfield Council Representatives for the final 10% of scoring, following which a preferred supplier will be selected.

Price has a weighting of 50%, and will be evaluated against company financials, and tariffs.

40% of scoring is assessed on Quality, breakdown as follows:

10% on suitability of provision to offering (is the menu suitable and appropriate for a residential café located in a park)

10% presentation of provision

5% on sustainability and Ethical practices

5% on customer experience monitoring and progress,

5% on Food Safety Management and Quality Control processes

5% on other considerations such as mobilisation plan, branding and marketing plans etc.

Finally, the top three scoring applicants for each property will be invited to present to Enfield Council Representatives, for the final 10% of the score.

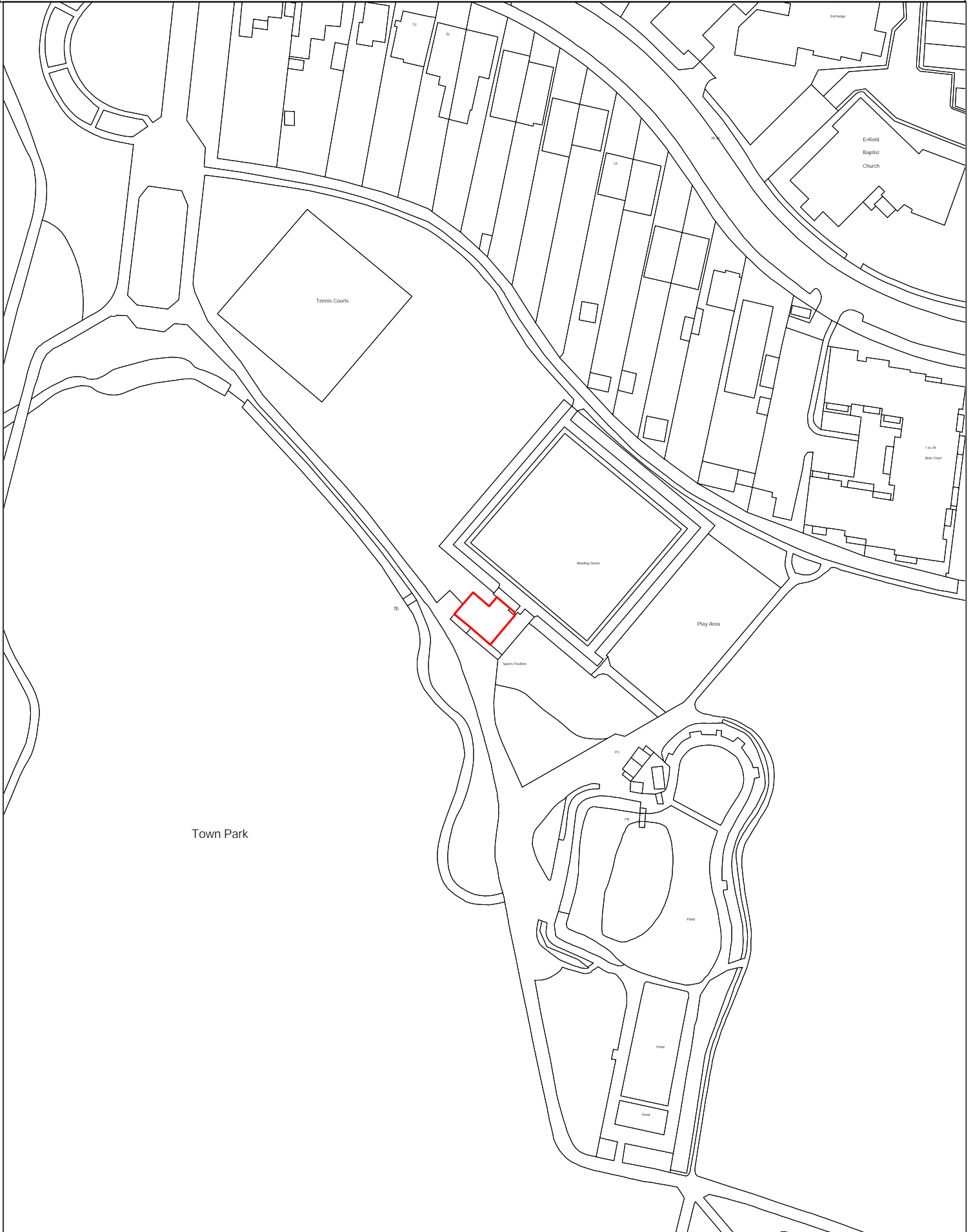
Award is subject to satisfactory vetting and references.

Enfield Council reserves the right not to award should no appropriate applicant apply.

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



TOWN PARK CAFE



Town Park

Tennis Courts

Bowling Green

Play Area

Sports Pavilion

Pond

Enfield Baptist Church

1 to 20
Site Chart



Energy performance certificate (EPC)

Enfield Town café Cecil Road Enfield London EN2 6TJ	Energy rating C	Valid until: 5 October 2033 <hr/> Certificate number: 2088-7560-8255-0056-6283
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Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	150 square metres

Rules on letting this property

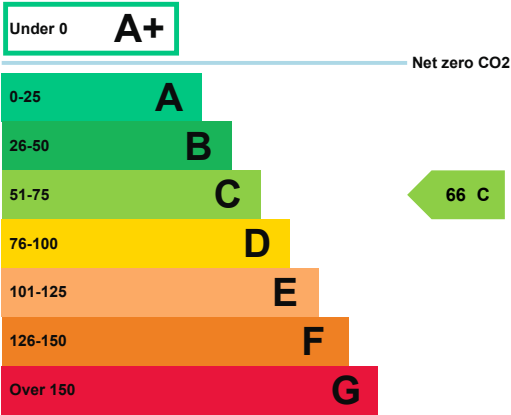
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

120 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	114.71
Primary energy use (kWh/m ² per year)	681

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7624-3928-4794-5829-1543\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Tahmineh Safdari
Telephone	0333 566 0182
Email	tahmineh.safdari@meessolutions.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206362
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Mobius Consultancy
Employer address	The Hop Exchange 24 Southwark Street London SE1 1TY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 September 2023
Date of certificate	6 October 2023
