



Response
submission deadline

21st April 2024

Food and Beverage Investment Opportunity in Pymmes Park

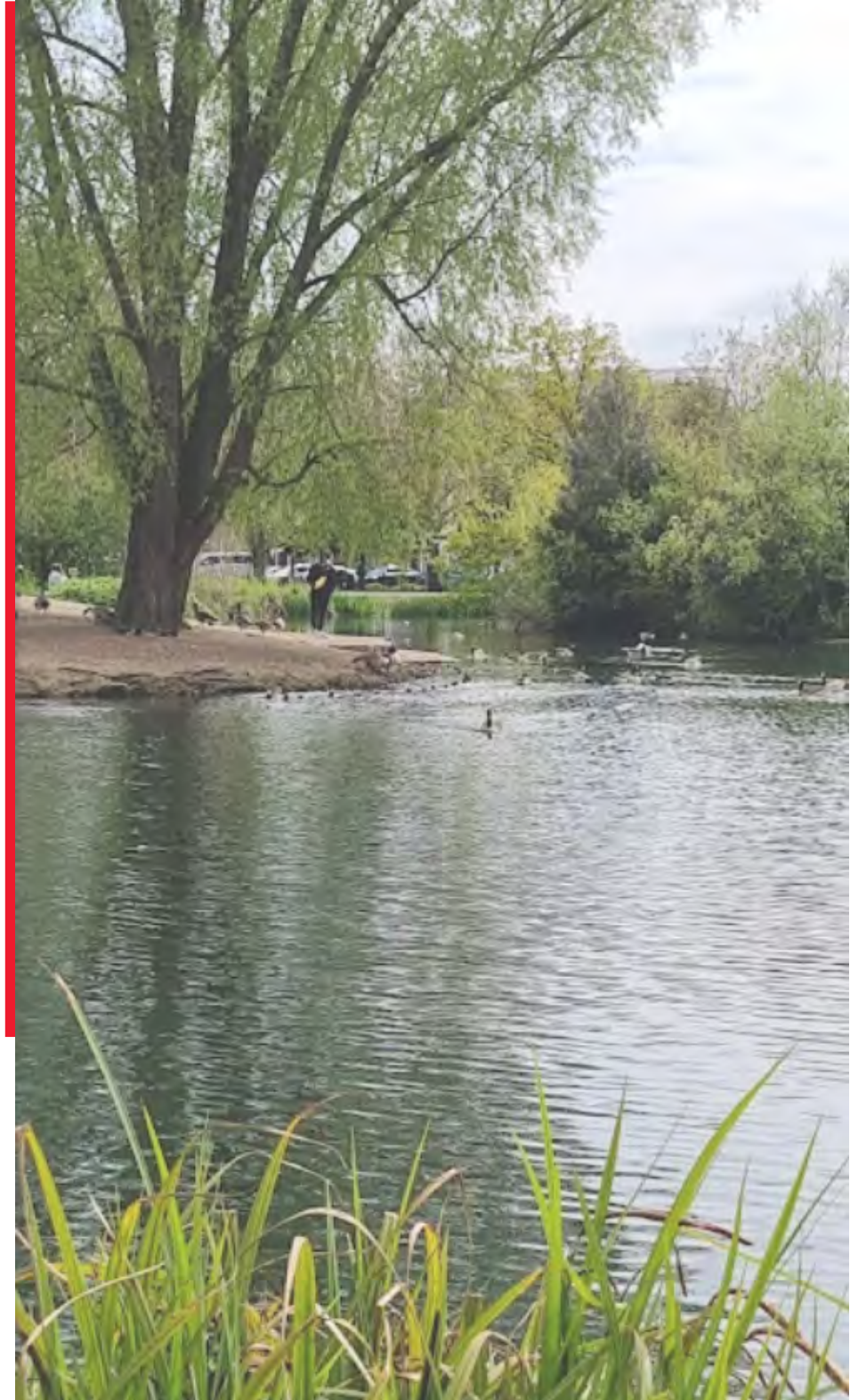
The communities in Enfield are diverse, vibrant and full of culture.

Over 333,000 people call Enfield home, with many coming in to visit. Enfield is one of London's greenest boroughs and with over 120 public spaces to enjoy and walk, it's never long before a café is greatly appreciated.

With a total of over 14,000 businesses operating in Enfield, 12,000 of which have less than 9 employees, it's important to celebrate opportunities for small businesses to grow. As such, Enfield Council is pleased to announce several opportunities for commercial property leases becoming available in sought after, popular and historical locations intrinsic to Enfield's history.

We believe there is demand for food and beverage provisions within these Enfield parks, not just to satisfy rumbling tummies after outdoor walks, but as meeting places with friends, clubs and groups.

Explore the opportunity of leasing existing buildings and investing in their conversion into café spaces or kiosks.





Pymmes Park

N18 2UG

Approx. 60 sqm/646 sqft

The Opportunity:

Pymmes Park is a bustling park located in Edmonton (Edmonton Green Ward) in the South of the borough and is bordered by the North Circular Road. The park is classified as a Local Heritage site and one of Borough Importance for Nature Conservation.

The park has winding footpaths through wetlands and around the lake which homes many species of wildfowl, a wildlife pond, a listed walled garden, children's playground, adult exercise equipment and a sports field with football pitches and changing rooms.

The building is situated inside the Victoria Road entrance, near the children's playground.

You will be required to include publicly available WCs as part of your design for conversion to a cafe and the tenant will be expected to fully manage these facilities whilst the cafe is open. These WCs can be accessed internally via the cafe or externally and should be included as part of your design and costing.

Offers of rent per annum.

Supporting documents below.

These Particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. All measurements given are approximate and given solely as a guide and should be verified by the ingoing tenant or their representatives as to their accuracy.

The Objectives for Pymmes Park Cafe

Project:

- To invest in and convert the existing building so that food and beverages can be offered.
- For the café and hospitality operation to add value and enjoyment to our visitors' experience and encourage a sense of community.
- To become a destination catering offer and attract visitors to Pymmes Park and cultural attractions in its own right.
- For the café operation to be compatible with and sympathetic to the character and quality of the building, location, and nature of the venue.
- For the café operation to promote sustainable, seasonal, healthy and regional foods and be a benefit to the local community and our environment.
- To provide catering that meets the needs for refreshment requirements across the diverse range of visitors, friends and members of our community.
- To provide and manage publicly available WCs from this building for all park users.



The Council's minimum expectations of the tenant (but not limited to):

- The Council will not award to an existing cafe operator within one of our Council parks cafe buildings. Therefore current cafe tenants need not apply.
- The buildings will be taken and leased as seen
- Obtaining planning consent for the change of use
- All necessary internal and external repairs to the building
- Internal and external decoration
- Conversion of the space to deliver a cafe or food kiosk with indoor and/or outdoor seating as appropriate (will depend on available indoor space)
- All designs and building works must comply with all CDM and Building Regulations, Health and Safety and other legal requirements
- All electrics, water, foul and gas (where applicable) to be checked, assessed made compliant and connected as required and in accordance with relevant regulations
- All related/associated costs



Pymmes Park lease will be based on the below key terms (subject to contract and agreed Heads of Terms):

- The Council is obligated to provide residents with the opportunity to make comments on any proposal to lease properties on parks and open spaces and therefore will serve the appropriate s123 Notices **prior** to final award.
- The lease will be subject to appropriate consents including Planning Permission, to be applied for by the tenant.
- This offer is for up to a ten year lease, with the potential for a licence for outdoor seating.
- There will be a rent review at year five at the higher of market rental value or RPI and every five years thereafter (if appropriate).
- Break clauses to be agreed.
- The security of tenure provisions of the Landlord and Tenant Act 1954 to be excluded.
- The lease will include the area marked red on the following location plans.
- It is hoped that the facility will be open 7 days a week, all year round excluding Christmas day and boxing day but this can be flexible with seasonality if necessary.
- The opening hours of the facility will be in line with seasonal day light hours and the opening hours of the park.
- The tenant is responsible for payment of all outgoings (i.e. electricity, gas, telephone lines, water, insurance etc).
- The tenant will be responsible for initial investment, conversion and ongoing repairs and maintenance.
- The tenant will be responsible for applying for all relevant licences and food hygiene ratings.
- 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.
- The tenant will be expected to pay surveyors and legal costs for both parties for the initial lease.
- Restrictions on use will be limited to the sale of refreshments, meals and confectionery.
- The sale of alcohol is prohibited.

Response Guidelines and Proposed Timeline

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

Finance has an overall weighting of **80%** and will be evaluated against rent and lease terms offered (50%), company/individual financial checks (20%) and business plan (10%).

Quality has a weighting of **20%** and assessed on the following:

- 3% on suitability and quality of provision of offering (is the proposed menu suitable and appropriate for a café located in a park in this location)
- 2% on sustainability and ethical practices
- 5% on experience and skills around this type of project and running a cafe
- 10% on approach to the project and outline of what works you intend to undertake at the building (this does not have to be full design at this stage)

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

Depending on the number of applicants and quality of submissions, it might be necessary to shortlist and invite bidders to be interviewed by the Council. This will be at the Council's discretion.

Award is subject to satisfactory vetting and references.

No park cafe provider can have multiple park cafes within the borough and therefore current tenants of the cafes within other parks need not apply.

Enfield Council reserves the right to cancel this process at any stage for any reason it deems necessary and reserves the right not to award should it deem no application is appropriate.

Response Guidelines and Proposed Timeline cont'd

Prospective investors (who will also be the tenant and operator) are invited to provide information in a written proposal **using the template provided** to be submitted to **property.marketing@enfield.gov.uk** by midnight on **21st April 2024**.

In addition to the completed template, we will require:

- **Yours/your company Business Plan** - this should include (but not limited to) your proposed offer for the building including rent and terms, your proposed estimated investment for all the works, proposed offerings and estimated tariffs, estimated profit and loss for the next 5 years setting out anticipated sales, gross profits, staff and operating plans, costs, and profitability etc
- Proof of ID
- Proof of address over the last 3 years
- 1 years bank statements or company accounts - most recent year
- Evidence showing suitable available funds or a statement showing how you propose to fund the works
- Copies of yours/your company relevant insurance certificates
- Please provide at least two references that we may contact if necessary
- There will be viewings held at the sites on the below dates and times. It is highly recommended that you visit the site/s with an appropriate surveyor/builder prior to submitting your bid.

Viewing Dates

Thursday 4th April 2024 10:00 to 16:00

Tuesday 9th April 2024 10:00 to 16:00

Tuesday 16th April 2024 10:00 to 16:00

Viewings will be by appointment only. Please email **property.marketing@enfield.gov.uk** with your phone number and preferred date so that we can arrange a viewing appointment with you.

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Pymmes Park

Supporting Documents:

1. Location plan within the park
2. Location Plan showing the boundaries of the lease
3. Current Floor Plan
4. Energy Performance certificate (EPC) for the property



Pymmes Park – Closed WC block

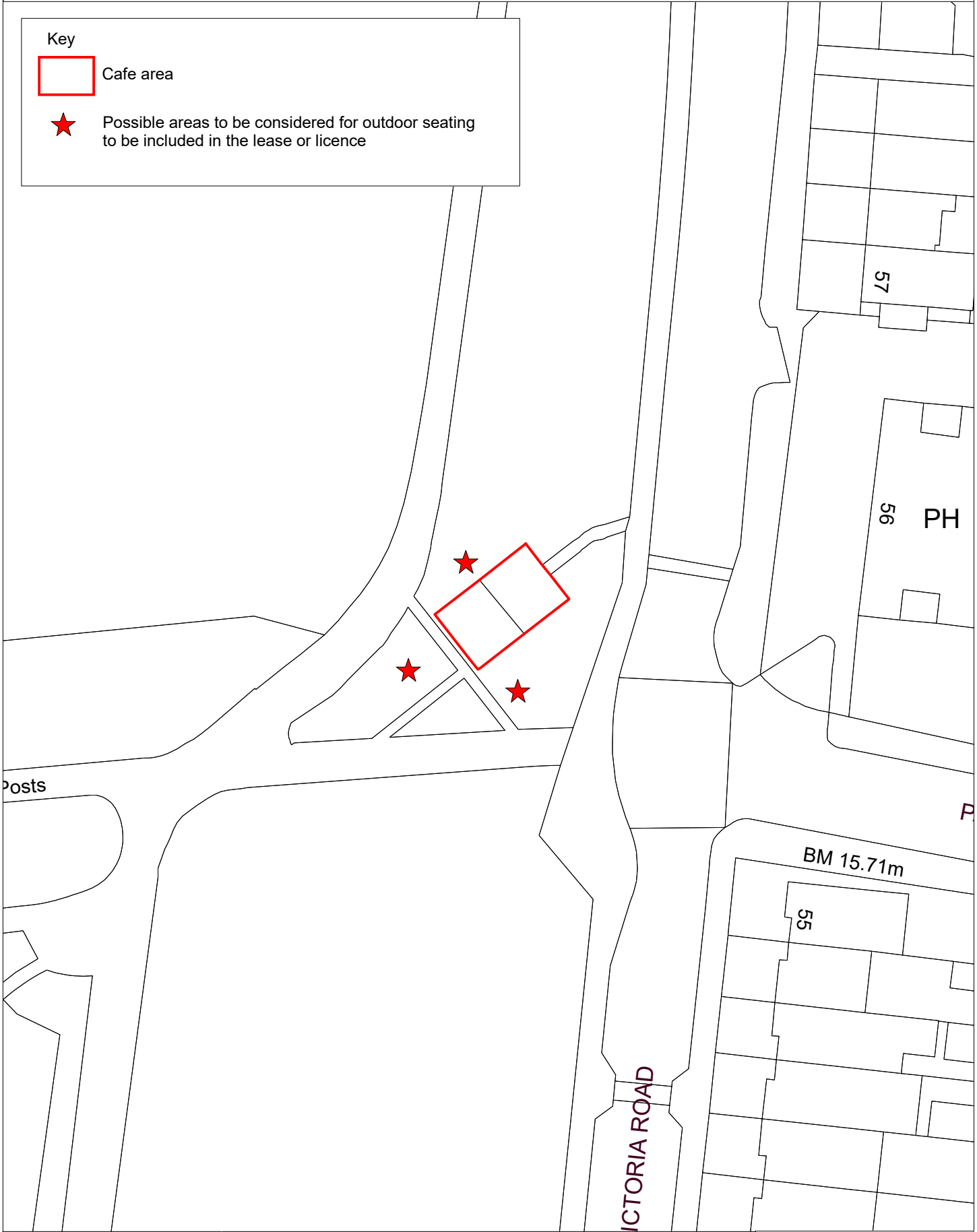
Location within the park



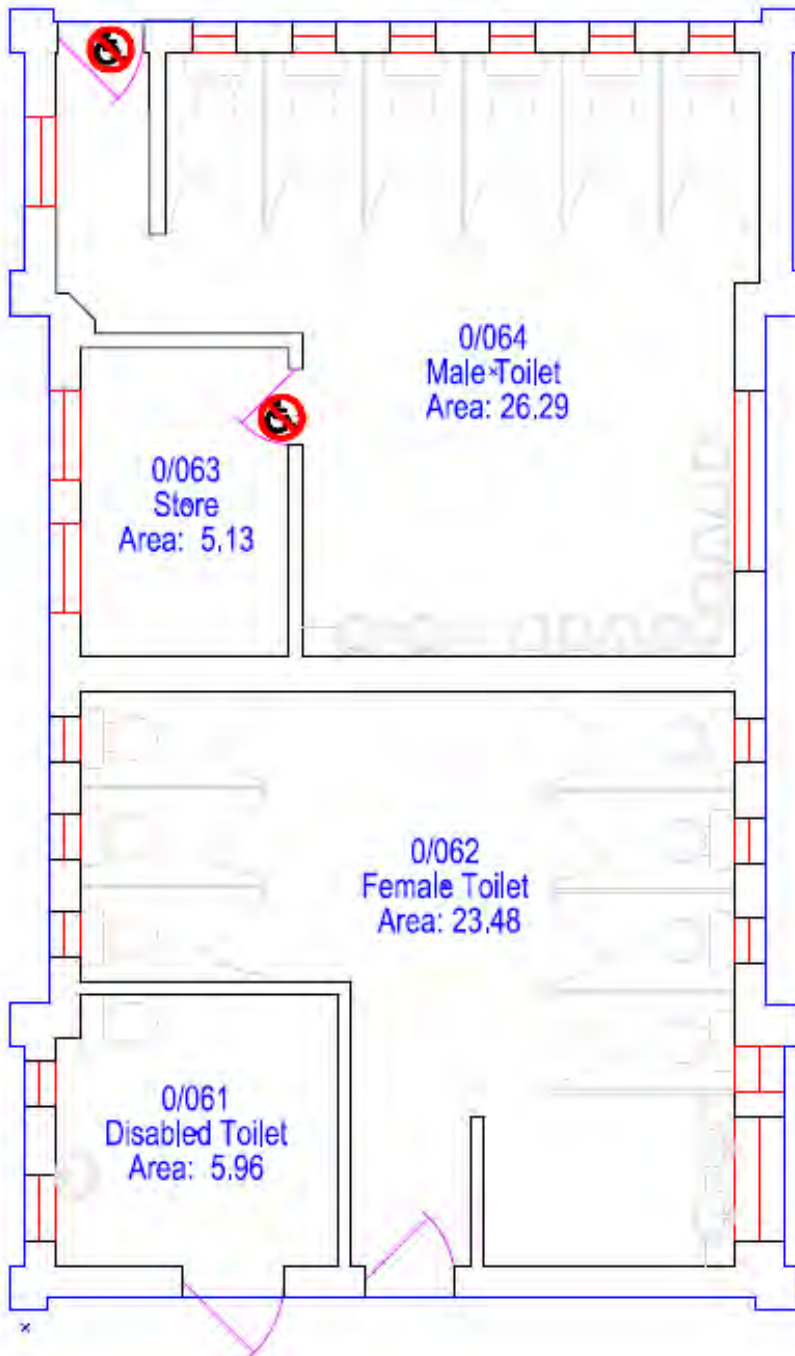
PYMMES PARK, N18 2UG

Key

-  Cafe area
-  Possible areas to be considered for outdoor seating to be included in the lease or licence



Pymmest Park – Closed WC Block Floor Plan



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Energy performance certificate (EPC)

WC Block Pymmes Park ENFIELD N9 9NU	Energy rating <h1>A</h1>	Valid until: 5 February 2034 <hr/> Certificate number: 7172-4167-1590-8180-0925
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Property type	Others: Stand-Alone Utility Block
Total floor area	64 square metres

Rules on letting this property

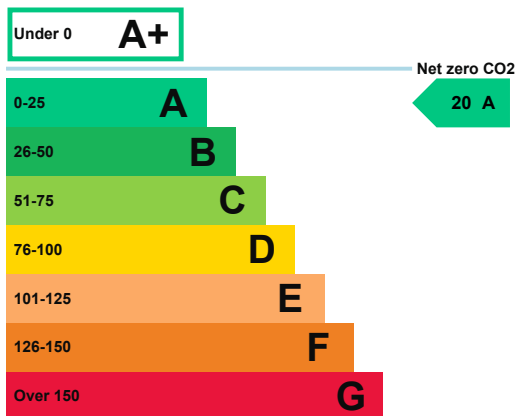
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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

19 A

If typical of the existing stock

76 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	534.93
Primary energy use (kWh/m ² per year)	5834

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9866-2764-6543-2486-5307\)](/energy-certificate/9866-2764-6543-2486-5307).