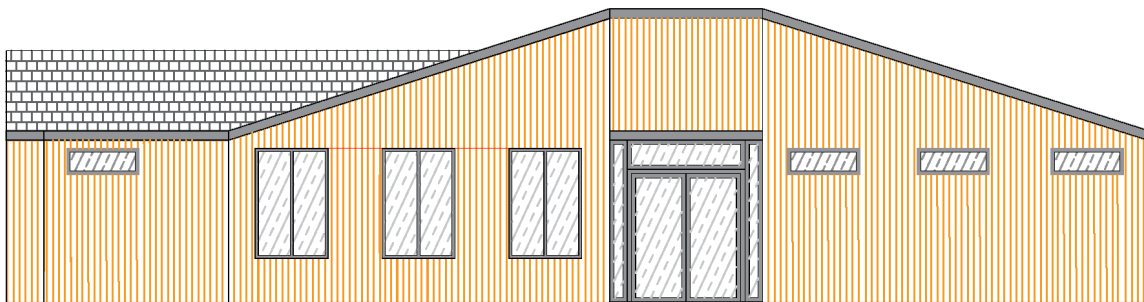


To Be Let on New Lease

Proposed Café at New Visitor Centre, Southwood Country Park, Ively Road, Farnborough, Hampshire GU14 0LJ



FRONT

Background

In 2019, Rushmoor Borough Council opened the new Southwood Country Park on the site of the former Southwood Golf Course in Farnborough. The park is now fully open to members of the public.

Southwood Country Park comprises 57 hectares (141 acres) of open green space and offers a network of formal and informal paths together with a 2.4 kilometre circular walking route which it is will prove attractive to dog walkers. Parking is available in 2 locations, namely a 31-space car park in Kennels Lane and a 78-space car park in Ively Road. Dog-proof fencing has been installed along the boundaries of Ively Road and the proposals will also include a substantial children's Play Area to be installed near to the proposed Visitor Centre.

The park is designated as Suitable Alternative Natural Greenspace (SANG) which means the land is permanently protected as green public open space to mitigate impacts on the Thames Basin Heath Special Protection Area from residential development.

The park is home to large populations of slow worms and common lizards, smooth and palmate newts. Five species of bats forage along the woodland edge and the waterways and wetland birds have started visiting the site. The site is providing a very good habitat for

invertebrates, with nine nationally-scarce, and two nationally-rare species, and the Small Heath butterfly, which is threatened in Britain.

Design development

As part of the overall strategic vision for the Country Park, Rushmoor Borough Council is proposing to adapt the former Clubhouse to create a new 349 sq m (c.3,755 sq ft) Visitor Centre near to the Ively car park.

This will comprise a Visitor Hub with a welcome area, Ranger's office, education space and public WCs. The Council is also proposing to create a commercial café unit, comprising a café, kitchen, store and bin area located adjacent to the Visitor Hub.

Local architects prepared the preliminary design options which the Council's Technical Team are now developing, taking these through the technical and planning stages to produce a final design with a focus on refurbishing and re-purposing the existing buildings. An indicative front elevation is shown above at the beginning of this marketing summary.

The café premises are to be offered on a commercial Lease, the proposed terms of which are set out below. This will therefore be a commercial Lease opportunity and will not be let on a catering services contract.

Prospective visitor footfall

In 2020, the nearby Southwood Woodlands attracted over 150,000 pedestrian visitors. The Council anticipates that as the Country Park matures, this extensive local amenity will attract significantly higher number of visitors and so this represents an ideal opportunity for a successful and experienced operator to create an attractive and busy café business.

The Council is also proposing to build a substantial play area within the Country Park, which it is expected will help to attract more visitors to the site.

Lease opportunity

The Council is inviting interest from commercial café operators with experience in running café facilities on Country Parks and will be offering the successful tenant the opportunity to inform the configuration of the café layout and external covered seating areas so that the final design aligns with their operational requirements.

The outline layout for the Visitor Centre is indicated in the floor plan shown at the end of this marketing summary, which will be subject to change as the design process develops. The current aspiration is that the café unit will comprise a café area, kitchen and store and having an overall floor area of approximately 141 sq m (c.1,517 sq ft).

In addition, the Council is exploring the possibility of building a rear extension to the café in future years, as the Country Park matures. This is also shown on the accompanying floor plan.

Terms for the proposed lease of the café premises

The Council is proposing to offer a Lease of the café premises on the following terms, Subject to Contract and Subject to formal Council approval :

- 1) **CONTRACT** – Subject to Contract and formal Council approval of the project, it is proposed that the Council will enter into an Agreement for lease with the successful café operator. The Agreement for Lease will provide for a Lease to be entered into when construction of the Visitor Centre has been completed. Completion will be deemed to be the date on which the premises are ready for hand-over to the Café operator for internal fit-out by the café operator.
- 2) **LEASE** - The Lease will be granted for a term certain of 10 years, commencing on the date of handover.
- 3) **ANNUAL RENT** – rental offers are invited from prospective tenants for the café unit. Rental offers are to be exclusive of VAT, business rates and services charges. The Annual Rent will be payable quarterly in advance.
- 4) **ANNUAL TURNOVER RENT** – in addition to the Annual Rent payable, the Council will seek payment of a Turnover Rent based on 5% of the café's annual turnover. This will be payable quarterly in advance, based on an agreed provisional estimate, with a balancing payment to be made 3 months after year-end.
- 5) **RENT REVIEW** – The Annual Rent will be subject to review at the end of every 5th year of the term, reviewable in line with CPI [RPI] indexation.
- 6) **REPAIRS** – The Tenant will be responsible for the internal repair and decoration of the café premises. The Tenant will also be responsible for the external repair of the premises, either directly or by way of a service charge contribution.
- 7) **SERVICE CHARGE** - The Tenant will be required to contribute by way of a service charge towards the cost of insuring the building and maintaining any common areas directly associated with the Visitor Hub. For sake of clarification, this will not include any maintenance costs associated with the Country Park itself.
- 8) **PERMITTED USE** – the premises are to be used as a café/restaurant and for no other purpose

- 9) **ALIENATION** - The tenant will only be permitted to assign the whole of the premises for similar use to another café operator and will not be permitted to assign or sublet any part or parts of the premises.
- 10) **ALTERATIONS** - The tenant will be permitted to make non-structural alterations to the interior of the café premises with the prior written consent of the Council or its agent. Structural alterations will be prohibited.
- 11) **LEGAL COSTS** – Each party will be responsible for their own costs associated with the grant of the Lease and Agreement for Lease/ The Tenant is to contribute £XXX towards the Council’s legal costs associated with the grant of the Lease and Agreement for Lease
- 12) **CLOSING DEADLINE FOR SUBMISSION OF OFFERS** – offers are to be submitted by close of business on **Friday 8th October 2021**.
- 13) **ADDITIONAL INFORMATION** – please contact Rushmoor Borough Council with any enquiries in connection with the proposed café –

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SUBJECT TO CONTRACT and FORMAL COUNCIL APPROVAL

Aerial view of Southwood Country Park

