

Exciting Café Opportunity with External Decking for Seating

FOR LEASE

Tender Process

CAFE



Thames Barrier Park Café

NORTH WOOLWICH ROAD

LONDON

E16 2HP



MAYOR OF LONDON



Operator Brief

We are looking for a tenant with the vision to transform an existing café space into a much-needed and welcoming café.

As a minimum, the café must:

- Be open seven days a week, with opening hours that reflect the use of the park by the community
- Offer affordable food and beverage of good quality. There is a pizza oven on the premises, so pizza must be one of the options
- Pay the London living wage to all staff.

In addition to the food and drink offering, **the café must provide a programme of community activities and engagement events.** Our aim is to create a community hub that brings people to the park and provides a shared space for local people.

The ideal partner will have the right corporate and finance governance in place to give GLA the comfort of appropriate lease management and rental payment.

Our ambition is for the café to re-open by Spring 2024.

So, if you're a food & beverage business owner with a passion for community and a commitment to providing great food and drink; we would love to hear from you.

Please [click here](#) to submit your offer form.





PROPERTY OVERVIEW

Community Cafe

The café has been recently refurbished by the landlord internally and externally, with a new pizza oven and kitchen facilities. The property also has designated decking with outdoor seating within the Thames Barrier Park. The property is arranged on the ground floor only with approximately 1,708 sq ft (GIA).

HIGHLIGHTS

- 4,433 residential apartments within the vicinity of Thames Barrier Bark.
- The Royal Docks has a large programme of events and performances taking place throughout the year.
- Pontoon Dock DLR station is adjacent to the park.
- *Expected Opening Hours:* Monday to Sunday 8am to 5pm. We anticipate that the cafe will be open seven days a week to meet the park user demand.

SUMMARY



**£15,000 PA
Guide Rent**



**27th October
Deadline**



**Newly
Refurbished**



Pizza Oven



**Community
Hub**



1,708 sq ft

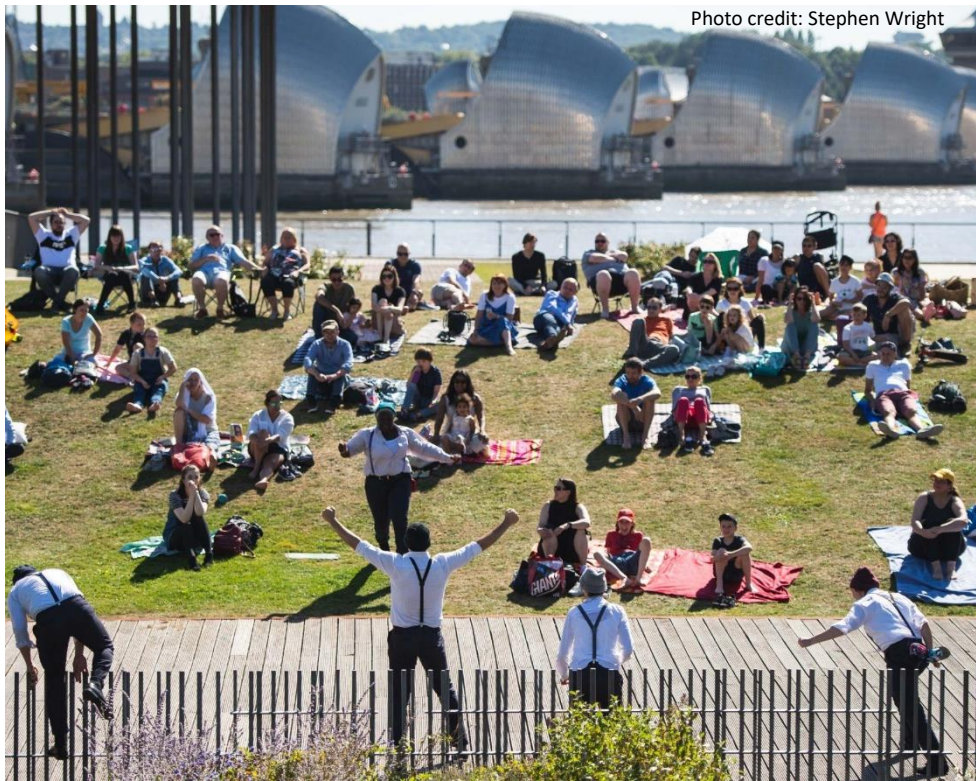


Photo credit: Stephen Wright

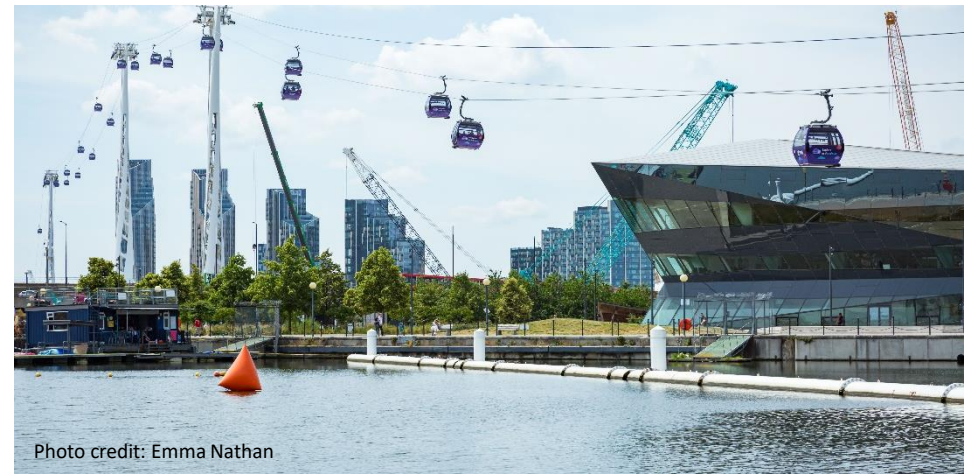


Photo credit: Emma Nathan

Regeneration

The Royal Docks is a unique waterfront location and fast becoming a major new destination for London.

The area is undergoing extensive regeneration and is one of the capital's largest growth areas with an anticipated 30,000 new homes and 40,000 new jobs expected in the next 15 years.

With the arrival of Cross Rail at Custom House, the Royal Docks now links to the capital's key commercial districts (the City, Canary Wharf and the West End) in less than 15 minutes. Relocation of City Hall east, to Royal Victoria Dock, and the expansion of ExCel are serving as further catalysts for regeneration, drawing new audiences and increasing interest in the Royal Docks and its surrounding areas.

Significant investment in transport, the public realm and cultural placemaking is bringing a wealth of new opportunities to the area. A new community of start-ups and small businesses, including a burgeoning creative cluster, are joining long standing anchor organisations such as Tate & Lyle, Buhler, London City Airport and the University of East London, to create a dynamic business ecosystem and strengthening the Royal Docks' future as an important hub of culture and enterprise.

For more information on the Royal Docks and how the area is being transformed please visit www.royaldocks.london or follow [@yourroyaldocks](https://twitter.com/yourroyaldocks)



Tender Application

We are inviting proposals from applicants to lease this community café.

We are looking for best offers in the region of £15,000 per annum for a lease of 6.5 years.

Please complete this [form](#) for us to review your application. The deadline for this tender process is the **27th of October.**

Alternatively please email thamesbarrierpark@avisonyoung.com for the form.

Please [CLICK HERE \(WEBSITE\)](#) for all relevant documents in relation to this tender.



Business Rates

The property is to be reassessed.

EPC

The property has an EPC rating of D-98. A certificate can be made available.



Get More Information

Ella Traynor
07958 028 582
Ella.Traynor@avisonyoung.com

Lewis Sinclair
07098 227 966
lewis.sinclair@avisonyoung.com



avisonyoungretail.co.uk

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



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