



On behalf of

CGI



To Let

Café Premises

Herrington Country Park
18 Chester Road
New Herrington
DH4 7EL

- Operator sought for new café development
- Located on Herrington Country Park
- Fitted to shell specification
- Café area 1568 ft² (145.7 m²)
- Full-length external terrace 1212 ft² (112.6 m²)
- **Available June/July 2022**

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

The picturesque Herrington County Park lies approximately 5.5 miles southwest of Sunderland city centre and 6 miles west of Chester-le Street. It was built on the site of a former colliery and is located adjacent to Penshaw Monument. The Park is popular with cyclists, walkers and runners and has also hosted music events such as Radio 1 Big Weekend, Park Run, Race for Life and The Big Bike Ride.

Description

The property forms part of a single storey building overlooking Herrington County Park adjacent to the public WC's and play park with onsite car parking immediately to the front of the building.

Handover Specification

Strip out work commenced March 2022 and upon completion the property will be handed over in shell specification benefiting from large open plan café area with kitchen and WC leading off.

A set of folding glazed doors will open out onto a full-length external terrace. The premises will have mains supplies of water, electricity and drainage but not gas.

Handover is anticipated in June/July 2022

Accommodation

Upon completion the property will provide the following approximate areas:-

	ft2	m2
Ground Floor		
Café, kitchen and WC	1568	145.7
External terrace area	1212	112.6

Tenure

Rental offers invited in excess of **£22,500 per annum**. The successful applicant will be offered new for a term of 15 years to be agreed (minimum 5 years) on an effective Tenant FRI basis subject to 5 yearly Rent Reviews. The rent will be reviewed to the greater of open market rental value or the increase in RPI or similar indicator. A tenant break clause may be considered.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Occupier/Tenant Criteria

1. The successful applicant should demonstrate suitable experience and will be required to submit a business plan covering the first 3 years of trading.
2. Applicants should provide evidence that the proposed venture has both viability and sustainability.
3. Applications will be considered on their own merits.
4. The operator may be required to remain open for trading throughout the year. **TBC**

Viewing

Via sole letting agents Lofthouse and Partners

Contact: **Mario Jaconelli** Tel: **0191 5658844**

Email: mario@lofthouseandpartners.co.uk

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The property is currently not rated for Business Rates so will require a Rating Assessment by the Valuation Office Agency upon completion of the works. For further advice please contact the Business Rates department on 0191 561 1850.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4057

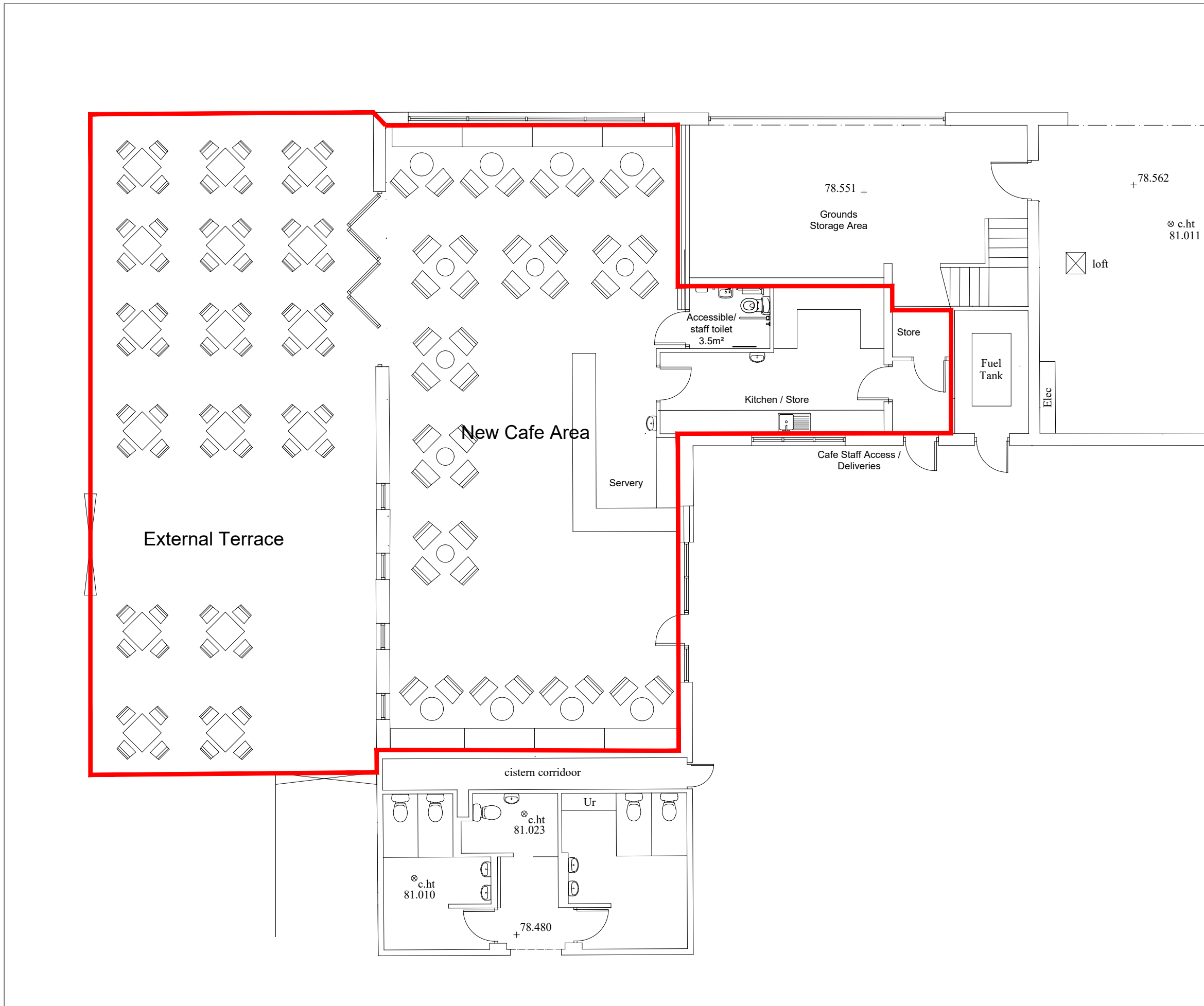
EPC TBC

Computer Generated Images
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Proposed Ground Floor Plan

1 : 100

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STATUS **Feasibility**

Sunderland City Council,
 Civic Centre
 Sunderland, SR2 7DN
 Telephone: 0191 520 5555
 Web: www.sunderland.gov.uk

CLIENT **SUNDELRAND CITY COUNCIL**

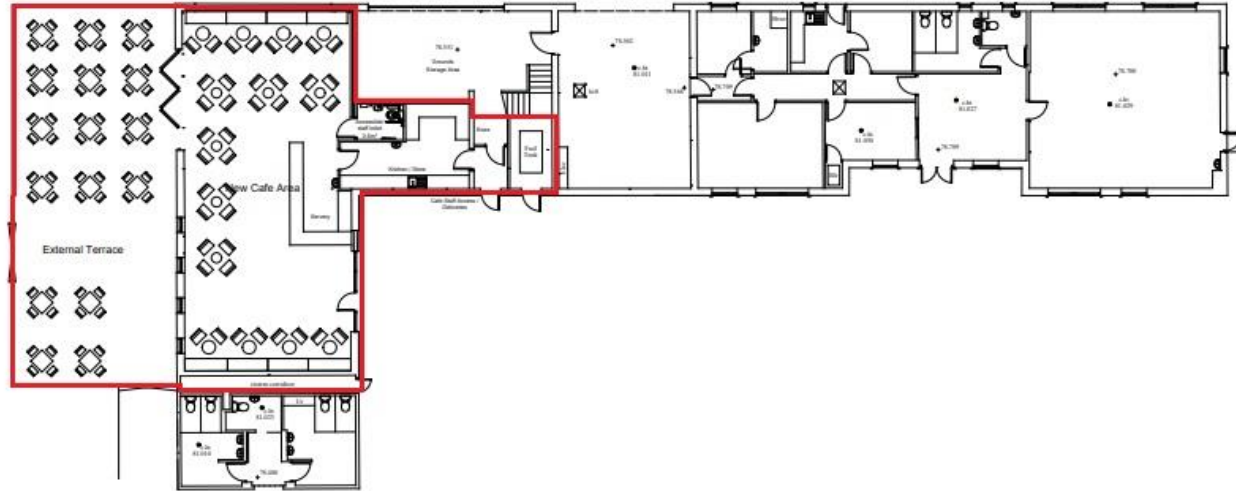
PROJECT **Herrington Park Cafe
 Cafe Remodel & Refurbishment**

TITLE **Cafe Remodel and Refurbishment
 Proposed Plan**

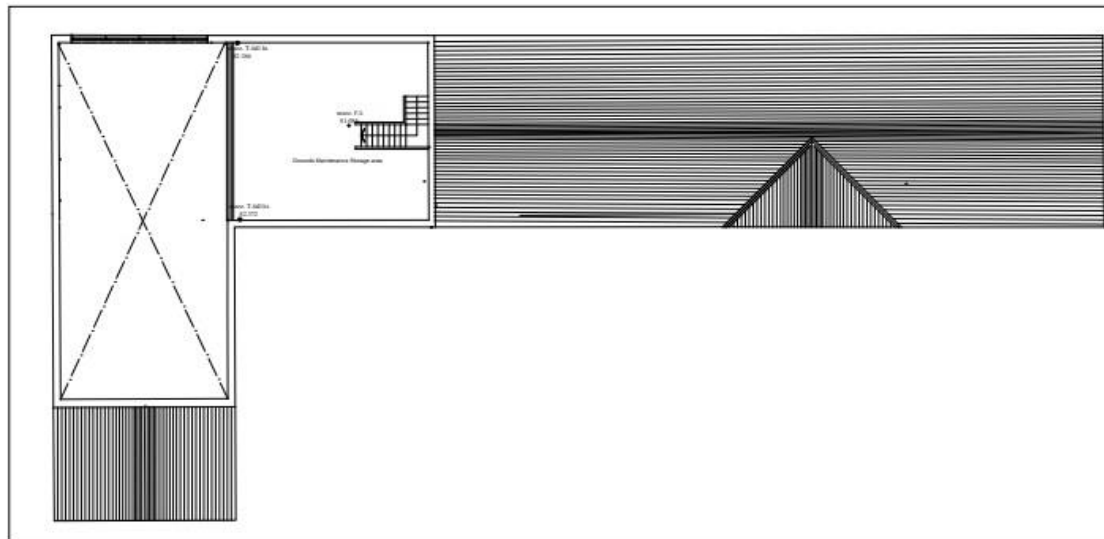
PROJECT LEADER **S McMahon** DRAWN BY **SMc**

SCALE **As shown** SHEET SIZE **A3** DEPARTMENT **Capital Services**

DATE **May 2021** DRAWING No. **20024** /ARCH/102 REV. **P1**



Proposed Ground Floor Plan
1 : 100



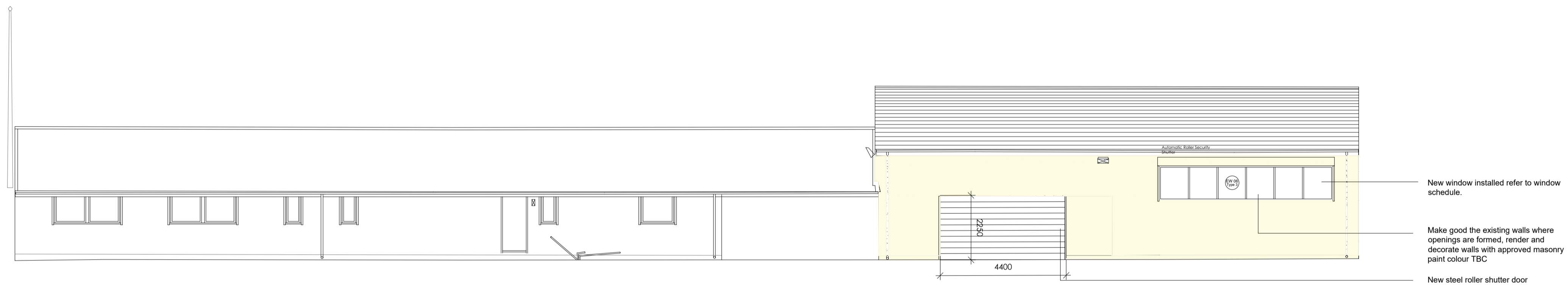
Proposed First Floor Plan
1 : 100

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<p>01/13/24</p>	<p>Planning</p>
<p>Sunderland City Council Civic Centre Sunderland, SR0 1DA</p>	<p>Telephone: 0191 628 0200 Email: www@sunderland.gov.uk</p>
<p>SUNDERLAND CITY COUNCIL</p>	
<p>PROJECT Herrington Park Cafe Herrington Park, Chester Road, Farnshaw, DH4 7EL</p>	
<p>TITLE Cafe Remodel and Refurbishment Proposed Ground & First Floor Plans</p>	
<p>DESIGNED BY S McMahon</p>	<p>DRAWN BY SMc</p>
<p>CHECKED BY As shown</p>	<p>DATE Capital Services</p>
<p>DATE May 2021</p>	<p>PROJECT NO. 20024</p>
<p>ARCHITECT ARCH020</p>	<p>PAGE P1</p>



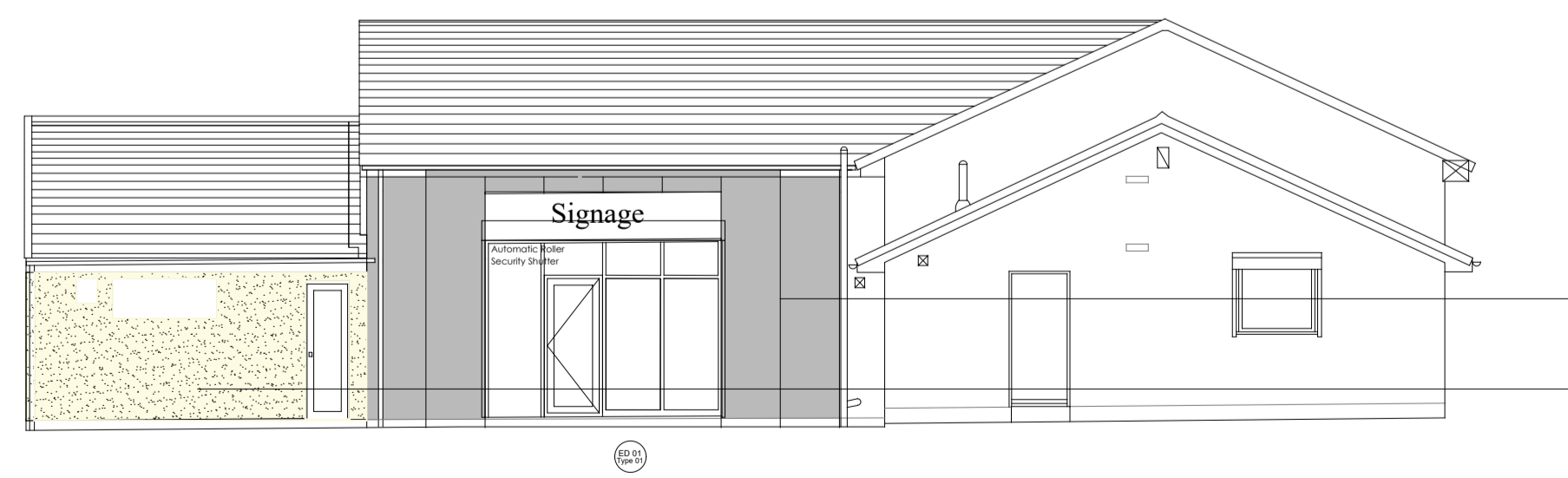
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SOUTH ELEVATION



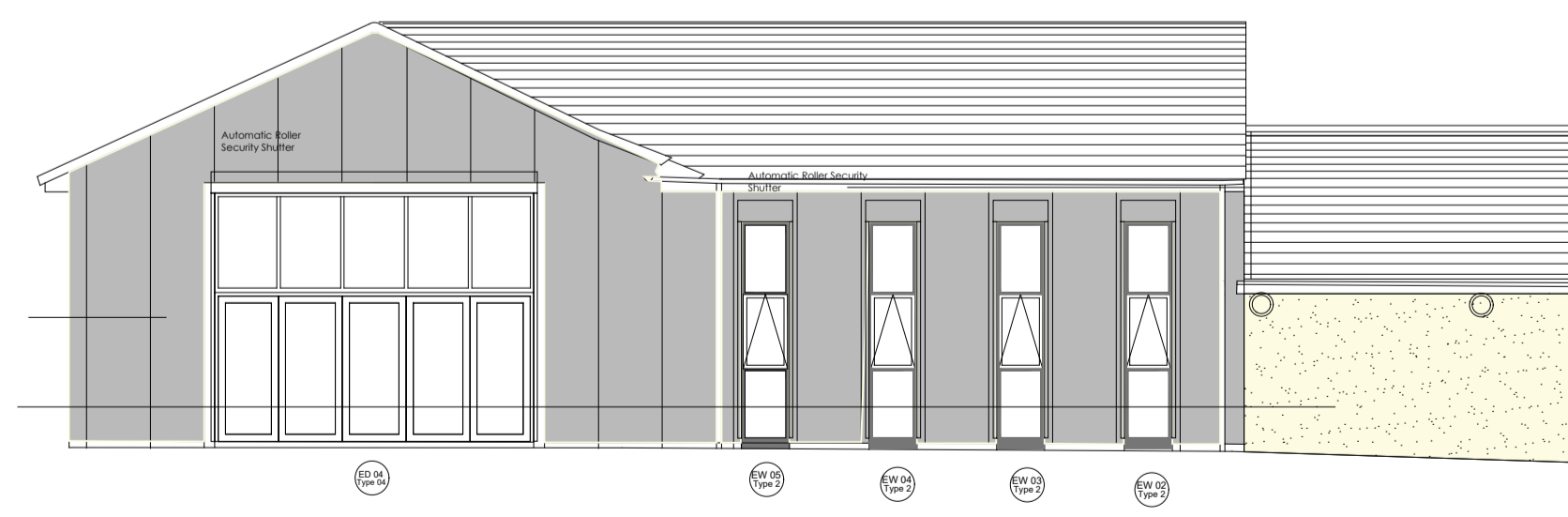
Datum 75.0m

NORTH ELEVATION



Datum 75.0m

EAST ELEVATION



Datum 75.0m

WEST ELEVATION

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STATUS **Tender**

Sunderland City Council,
 Civic Centre
 Sunderland, SR2 7DN
 Telephone: 0191 520 5555
 Web: www.sunderland.gov.uk

CLIENT
SSC ESTATES

PROJECT
**HERRINGTON COUNTRY PARK CAFÉ
 CAFÉ REMODELLING/REFURBISHMENT**

TITLE
PROPOSED ELEVATIONS

PROJECT LEADER W.BARRON	DRAWN BY SMcM
SCALE 1:100	SHEET SIZE / DEPARTMENT A1 CAPITAL PROJECTS TEAM
DATE 14/02/22	DRAWING No. / REV. 0120024/ARCH/301 T2