



RARELY AVAILABLE KIOSK WITH SEATING IN PUBLIC PARK  
**TO LET £15,000 PER ANNUM**  
NORMAND PARK, FULHAM, W14 9TH





- KIOSK BUILDING WITH EXTERNAL AREA FOR CUSTOMER SEATING
- PUBLIC PARK, POPULAR WITH FAMILIES AND DOG WALKERS
- RARE TRADING OPPORTUNITY TO ESTABLISH A COMMUNITY CAFE
- CLOSE TO VIRGIN ACTIVE, SPORTS FIELDS AND SCHOOLS

### Location

Normand Park is a popular green space in Fulham, serving a diverse and active community with amenities including natural play areas, a skate park, and outdoor gym equipment. The kiosk is centrally located and highly visible along a main pedestrian route which provides foot access towards Barons Court and West Kensington Underground Station, benefiting from footfall from park users and commuters. The park is also close to key fitness facilities such as Virgin Active Fulham and Brompton Swimming Club, reinforcing its role as a hub for health and wellbeing.

Recent improvements, including rewilding and upgraded pathways, have enhanced the park's appeal. The play area, skate parks and multi-use game areas are also due to be renewed. The kiosk, previously run by a voluntary group, now presents an opportunity for a commercial operator to realise its full potential.

### Description

The premises comprise a single-storey kiosk, providing space internally for a small kitchenette and preparation area, a WC and two storage rooms. There are two large windows that open fully to the public, functioning as sales/pay windows for customer interaction. The kiosk will benefit from access to a good-sized external area for use as seating, and LBHF will consider reinstating the public toilets to the rear which would then likely fall under the day-to-day management of the new commercial tenant.

### User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rateable Value

To be confirmed, however it is currently thought that the premises will be exempt from business rates. Interested parties should undertake their own due diligence.

### EPC

An energy performance certificate is awaited for the premises.

### Local Authority

London Borough of Hammersmith & Fulham.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground	18.58	200
<b>Total</b>	<b>18.58</b>	<b>200</b>

### Rent

£15,000 per annum, exclusive of VAT and other outgoings.

### Terms

A full repairing and insuring lease of up to 15 years is available, contracted outside the Landlord and Tenant Act 1954, with break options at years 5 and 10. Rent reviews will be upwards-only and CPI-linked, subject to agreement.

The premises will operate during park hours, with the tenant responsible for cleanliness. LBHF may support a licence for alcohol sales if requested.

### Service Charge

To be confirmed.

### Legal

The tenant shall contribute 50% towards the landlord's legal costs.

### VAT

The property has not been elected for VAT.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

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### Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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