



Secret Garden Cafe, Bute Park, Cardiff



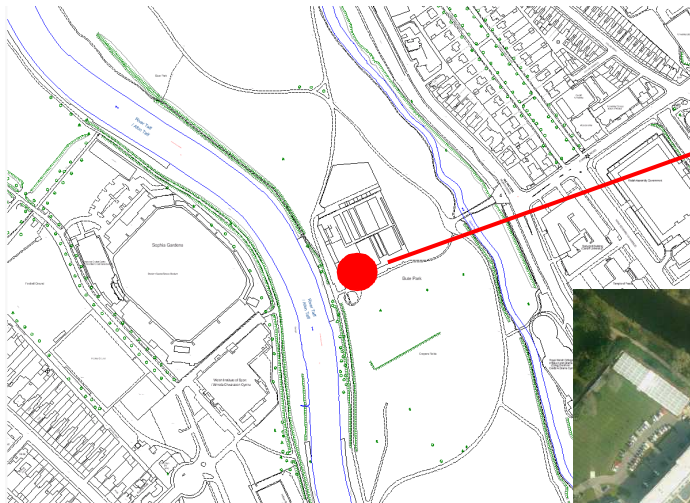
- City-centre park location, which receives in excess of 3m visits per year
- Opportunity to supply year round corporate catering to small adjacent conference room facility
- Accommodation for at least 60 covers (within internal courtyard and outside park terrace)

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

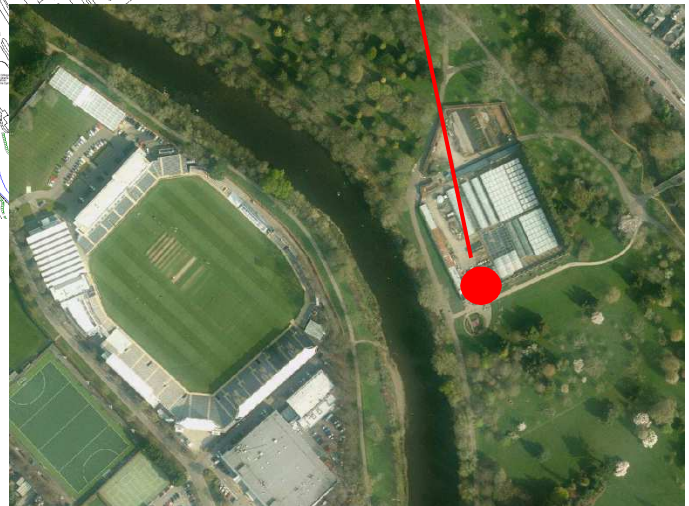




Location Plan



**Location of
Secret Garden
Café**



Location:

The “Secret Garden Café” is situated within Bute Park and has become a focal point for the park which receives in excess of 3 million visits per year. The cafe is situated within the walled garden which is adjacent to the Bute Park Education Centre, a year round visitor centre, classroom and conference facility.

Description:

The cafe is situated within a unique location and benefits from an enclosed kitchen building, sheltered courtyard housing approximately 18 covers, public toilets and use of an outside terrace with space for at least a further 42 covers.





Photos





Proposed Lease Terms

Term

A lease for a term of 5 years to be contracted out of Sections 24-28 of Part II of the Landlord & Tenant Act 1954.

Use

The premises may be used as a café providing light refreshments only. There is an expectation that the café will provide catering for the adjoining conference room within the Education Centre through a booking system.

Rent

Will be set by offer. The guide is the rent should rise over years 1 to 2 reaching a fixed amount of £22,000 per annum by year 3.

Repairs

The tenant to be responsible for all internal repairs including. Full schedule of responsibilities are in the tender pack.

Termination

The Council or tenant can terminate with 6 months prior written notice during the lease provided all covenants are performed.

Insurance

The Council will be responsible for adequately insuring the property. The tenant will be responsible for their own public liability and employers liability insurance, plus they are responsible for insuring their own contents.

Outgoings

The tenant to be responsible for reimbursing the Council for collection of waste from the building. Water, gas and electricity are inclusive in the rent on a "fair use" basis.

Other

The operator is responsible for stocking, cleaning and managing the public toilets within both the internal courtyard and Education Centre as a condition of the lease. The landlord will reimburse 50 % of the consumable costs incurred for the toilets. The lease to be subject to such other terms and conditions as the Council's Chief Legal Services Officer considers appropriate.





STRATEGIC ESTATES DEPARTMENT



Submission of Offers.

Offers for the lease should be made on the 'Form of Offer' attached to be received by no later than 12 noon on Monday 6th November 2017.

Completed 'Form of Offer'

In addition to the Form of Offer, the following is requested in support of the application :

- Bank reference (on letter headed paper, verifying a relationship of at least 2 years)
- 2 x references (referees should provide their contact details, state how they know you in no more than 200 words).
- Statement of intent/business vision (up to 500 words)
- Business and operating plan (length at the bidders discretion)
- Credit reference/report such as 'Experian'

For more details and to arrange a viewing, please contact the Estates Department by emailing

valuation@cardiff.gov.uk



