

Secret Garden Cafe,

Bute Park, Cardiff

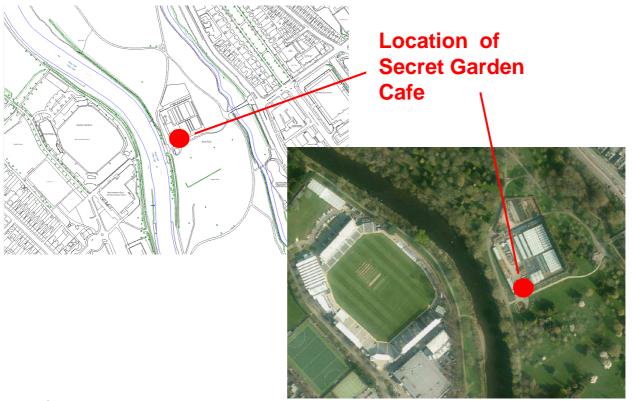


- City-centre park location, which receives in excess of 3m visits per year
- Opportunity to supply year round corporate catering to small adjacent conference room facility
- Accommodation for at least 60 covers (within internal courtyard and outside park terrace)

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







Location:

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.























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.





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





CARDIFF COUNCIL - FORM OF OFFER

Secret Garden Café, Bute Park, Cardiff

	act, the rental su	have read the conditions of sale attached and hereby offer, im of:
		(pounds) (pence)
(£	:	p) per annum excluding VAT

- I / We understand that we are submitting this offer at our own expense and that the Council is not bound to accept any offer.
- I / We declare that we are not party to any scheme or agreement under which:
- I / We inform any other person the amount of our offer; and/or
- I / We have fixed the amount of any offer in accordance with a price fixing arrangement.
- I / We accept that the Council is entitled to cancel the contract and to recover from us the amount of any loss resulting from such cancellation if it is discovered that there has been any corrupt or fraudulent act or omission by which in any way induced the Council to enter in to the contract.
- I / We agree that if, before acceptance of this offer, any doubt exists as to the amount of this offer we will be afforded the opportunity of clarifying the amount of the offer or withdrawing the offer.
- I / We agree that the insertion by us of any qualifications to this offer or any unauthorised alterations to any of the particulars will not affect the original text but will cause the offer to be liable to rejection.
- I / We agree that the offer will remain open for acceptance by the Council and will not be withdrawn by us for a period of 28 days from the last date fixed for the receipt of offers or any notified extension thereof.
- I / We certify that this is a bona fide offer.

This is not a binding offer and the Council reserves the right to not accept any offer received.



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