

ALL WEATHER FOOTBALL PITCH TO LET



ROSEHILL PARK WEST, ROSEHILL
SUTTON
SM1 3HD



OPPORTUNITY

The Council are looking to hear from parties interested in operating football facilities at Rosehill Park West on the All Weather Pitch. We seek an experienced operator who would undertake to upgrade the surface and provide the facilities on a daily basis. We would anticipate that free or reduced rates for community group use would be available at off peak times by the chosen party. We would consider approaches from parties who wish to sub divide the pitch to provide smaller units suitable for 5 or 7 a side.

The pitch currently has no building. There are public park toilets and changing rooms for hire in the Pavilion. We would also consider applicants who wish to build permanent facilities within a small area of the pitch.

The All Weather Pitch is shown coloured red on the plan overleaf.

SITE AREA

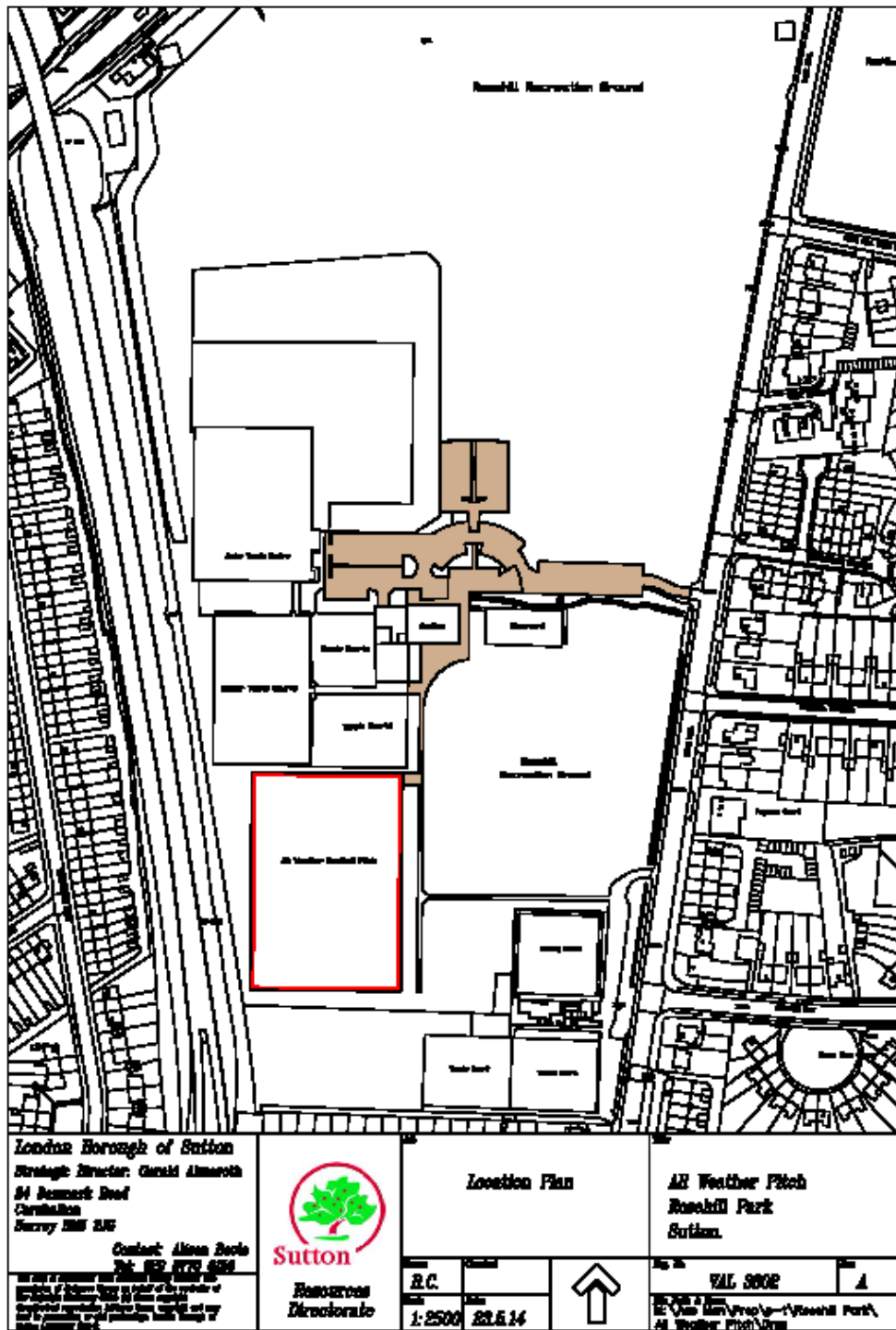
0.836 Hectares 2.065 Acres

FACILITIES

Rosehill Park West has a bowling club, tennis courts, playground and cafe. It is also home to The Sports Village, with an extensive range of sport on offer.

PLANNING

All proposals will be subject to planning approval if required. As the Park is defined as Metropolitan Open Land no development would be permitted off the actual pitch area.



LOCATION

Rosehill Park West is situated just north of Sutton town centre off Rose Hill (B2230) close to the Rosehill roundabout junction of the A217. The area proposed has no vehicular access although the park itself has a large car park.

OFFER/TIME LIMIT

Information that we will require will include the following:-

Detailed Specification including plans of the site layout proposed

Lease Term Required

Rent Offered

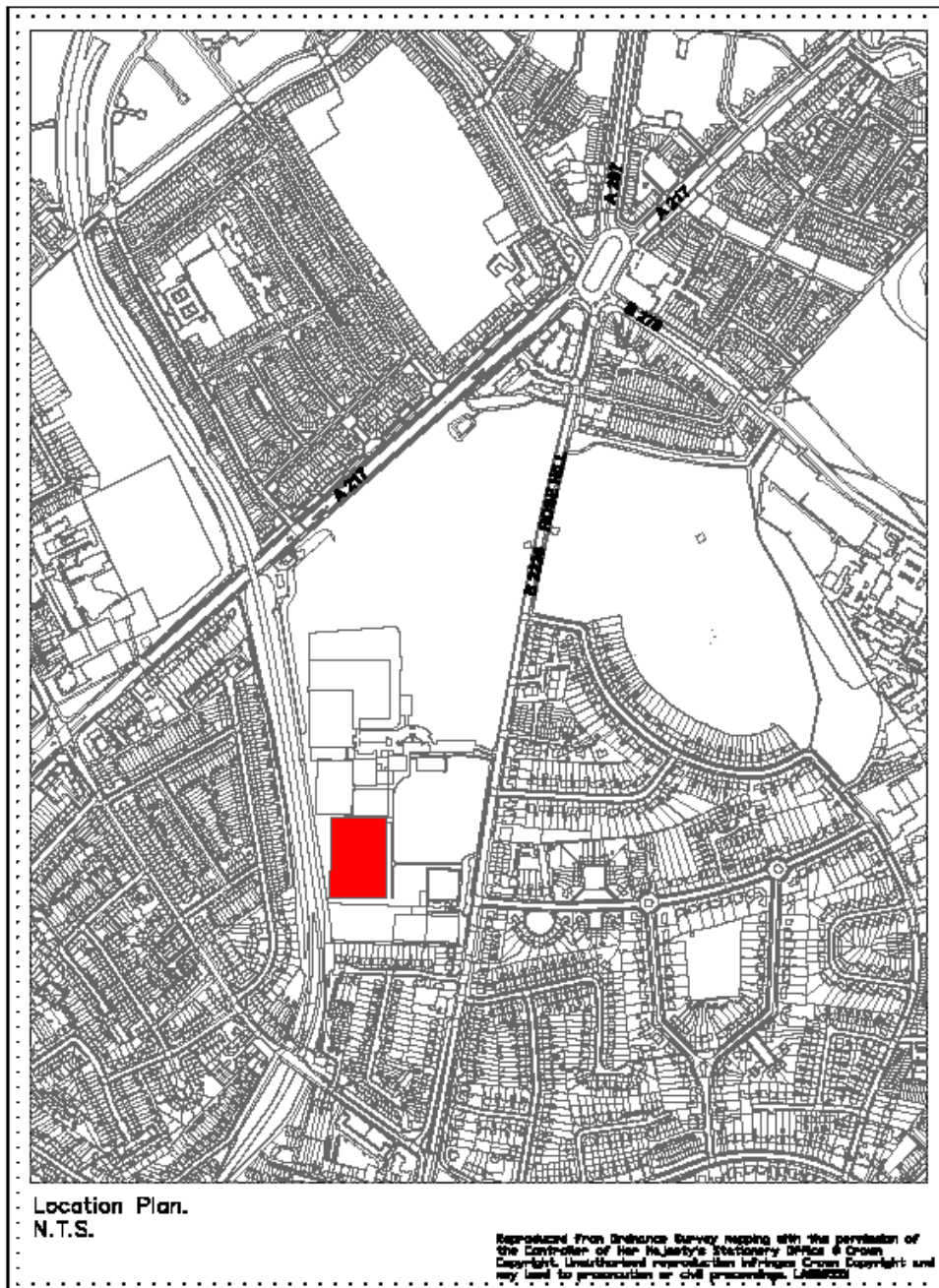
Rent Free Period Required

Detailed Specification of any Proposed Building Works

Estimated Cost of Works

Source of Finance/Funding for Rent & Works

All final offers must be made in writing to Asset Management, London Borough of Sutton, 24 Denmark Road, Carshalton, Surrey SM5 2JG or by email to either andrew.brady@sutton.gov.uk or alison.boote@sutton.gov.uk by **Friday 27 June 2014**.



COSTS

Each party is to be responsible for their own costs.

CONTACTS

For further information please contact Alison Boote 020 8770 6156 or Andrew Brady on 020 8770 6333.

Conditions Governing these Particulars

1. These particulars do not constitute any part of an offer or contract and are supplied entirely without prejudice. The Council does not accept any responsibility as to the accuracy thereof or otherwise.
2. All prospective tenants must satisfy themselves as to the suitability of the site for the intended use .
3. The Council does not make or give any person in the employment of the Council any authority to make any representation or warranty in relation to the premises or information supplied thereof.
4. Agents should look to their clients for remuneration.
5. The Council does not bind itself to accept any offer submitted.
6. It should be noted that it is a criminal offence punishable by imprisonment to give or offer any gift or consideration whatsoever as an inducement or reward to any officer of the Council and any such action will preclude the offerer from making subsequent offer applications.
7. The information given in these particulars is subject to contract.

These particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, areas and necessary permissions for use and occupation and other details are believed to be correct but their accuracy is not guaranteed and they are intended only as a guide and do not obviate the need to make appropriate searches, enquiries and inspections. They form no part of any contract or offer and are given without responsibility on the part of the Council or its Officers. No responsibility is taken for any inaccuracy or expenses incurred in viewing the premises. The terms are subject to contract.



Changing Rooms and Public Toilets