

SPORTS/LEISURE PREMISES TO LET

RAYNES PARK SPORTS GROUND TAUNTON AVENUE RAYNES PARK SW20 0BH



GIA: 8,182 SQ. FT. (760.09 SQ. M.) (approx.)

SITE AREA: 16.0123 Acres (6.484 ha) (approx.)



LOCATION

The property is located at the end of Taunton Avenue, off West Barnes Lane.

Raynes Park is approximately ½ mile to the east with its train station providing regular services to London Waterloo (21 mins). The A3 is 1 mile to the west.

DESCRIPTION

The subject property comprises a substantial, two-storey pavilion building comprising a main hall, lounge with bar area and ancillary facilities together with male, female and disabled WC, male and female shower rooms with changing rooms and a kitchen together with further first floor accommodation comprising a store, further changing room and additional bar.

The site also comprises 3 football pitches, 3 cricket squares and 2 rugby pitches along with 1 floodlit multi sports area and 3 tennis courts.

AMENITIES

- Substantial sports pavilion
- Grounds of circa 16.023 acres (6.484 ha)
- Currently used by a variety of activity & sports groups.
- Vacant sports and social club with 2 bars.
- 2018 income circa £47,500 pa.

USE

Existing sports pavilion with scope for variety of uses throughout the year.

Preference for existing users of pavilion and grounds to be accommodated.

Interested parties are to satisfy themselves that the property is suitable for their proposed use.

TENURE

New lease available on terms to be agreed.

ACCOMMODATION:

GIA: 8,182 sq. ft. (760.09 sq. m.) (approx.)
Site Area: 16.023 acres (6.484 ha) (approx.)

Social club (vacant) 2,555 sq. ft. (237.36 sq. m.)

RENT

Offers invited.

Consideration may be given to a lease of just the sports and social club.

VAT

The property is not elected for VAT.

RATES

2017 rateable value: £9,100

Estimated rates payable 2018/2019: £0.48 in £
Source VOA website

Interested parties are recommended to make their own enquiries with Merton Council.

EPC RATING

Band D (80).

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe / James Rutter

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

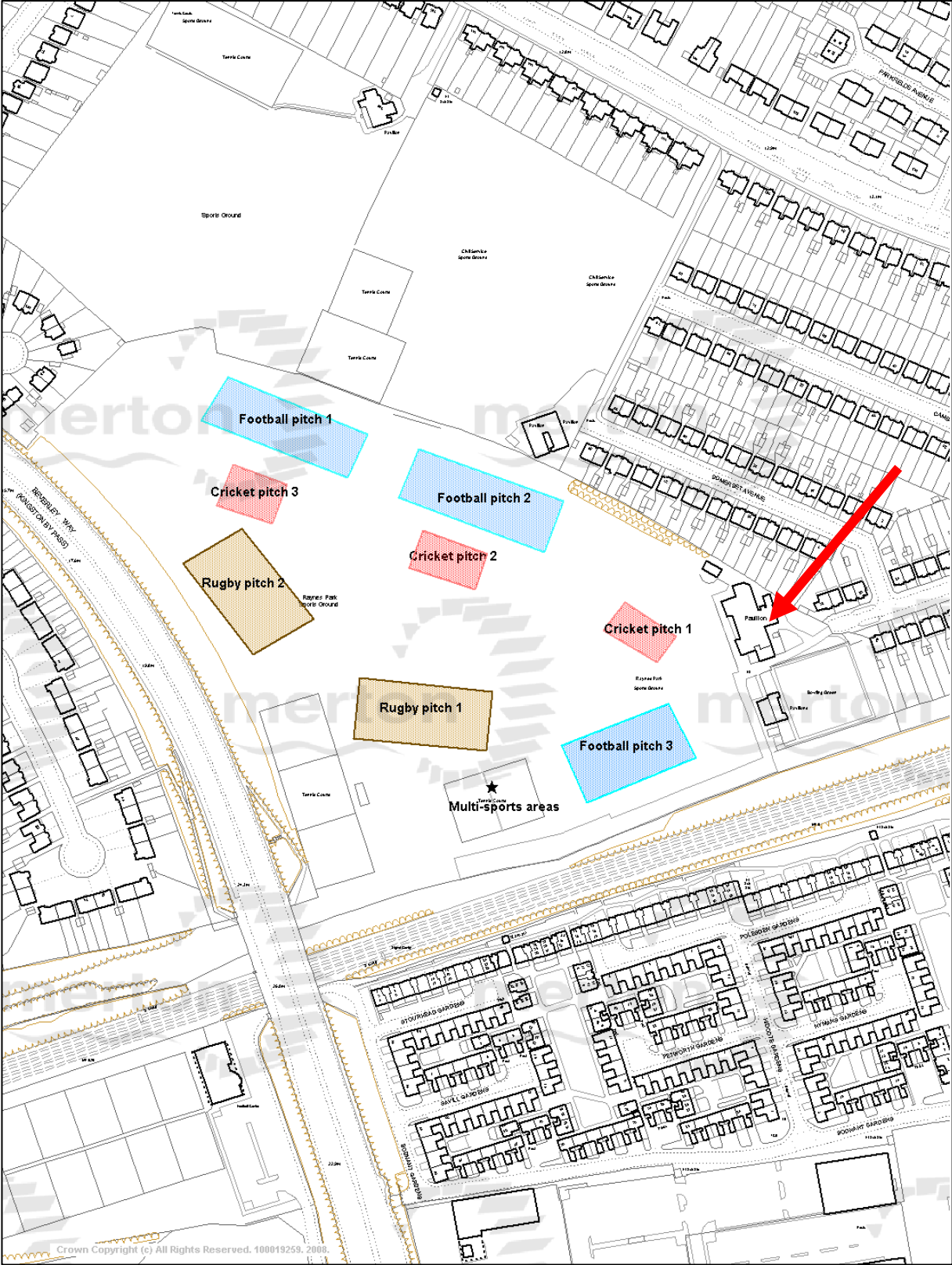
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

February 2019

RAYNES PARK SPORTS GROUND, TAUNTON AVENUE, RAYNES PARK SW20 0BH

LOCATION PLAN



Display Energy Certificate

How efficiently is this building being used?



Raynes Park Sports Ground
 Taunton Avenue
 LONDON
 SW20 0BH

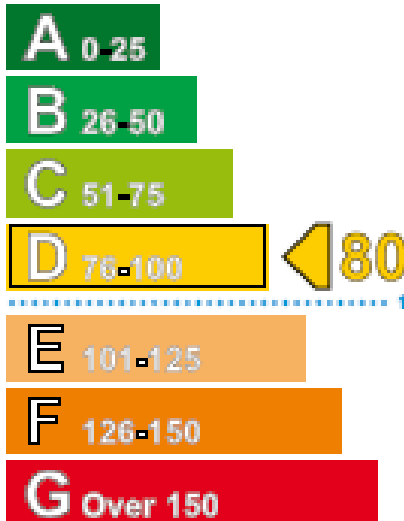
Certificate Reference Number:
 0690-0816-1629-5295-7006

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document Display Energy Certificates and advisory reports for public buildings available on the Government's website at: www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

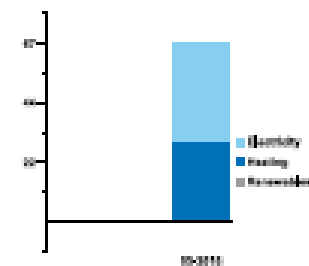
More energy efficient



Less energy efficient

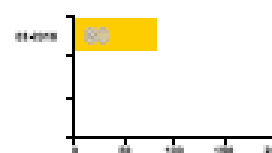
Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.



Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 772.43
 Asset Rating: Not available

	Heating	Electricity
Annual Energy Use (kWh/a/Year)	202	66
Typical Energy Use (kWh/a/Year)	202	66
Energy from renewables	0%	0%

Administrative Information

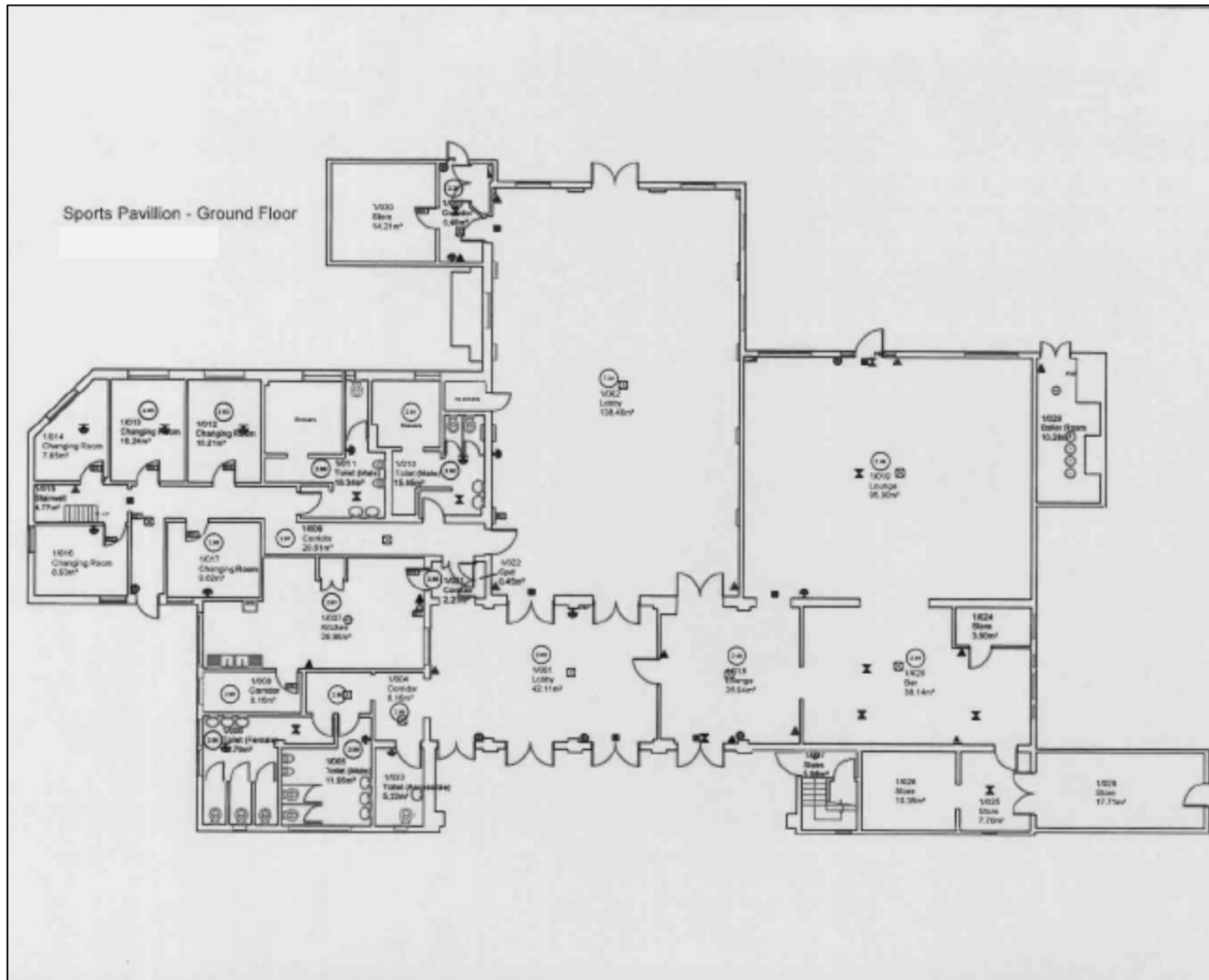
This is a Display Energy Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: OCLG, OPGCalc, v3.0.2
 Property Reference: 000070210000
 Assessor Name: Mr. Thomas Oakes
 Assessor Number: EES/016106
 Accreditation Scheme: Elmhurst Energy Systems
 Employer/Trading Name: Brian Associates
 Employer/Trading Address: York House, High Street, Ambleside, Stourbridge, DY8 4BT

Issue Date: 16-05-2018
 Nominated Date: 01-03-2018
 Valid Until: 28-02-2020
 Related Party Disclosure: Not related to the occupier.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - see 0-0625-0000-0000-0001. You can obtain contact details of Elmhurst Energy Systems at www.elmhurstenergy.co.uk.

PAVILION FLOOR PLAN – GROUND FLOOR



PAVILION FLOOR PLAN – FIRST FLOOR

