

# Cafes/Restaurants To Let North West London Parks and Open Spaces

The cafés to let are situated within natural open spaces and parks across North West London and include cafés in Highgate Woods, Golders Hill Park, Queen's Park, Parliament Hill and Parliament Hill Lido on Hampstead Heath. All units benefit from substantial outside seating areas and are available immediately, subject to vacant possession.

| Premises                   | Gross Internal Area       | Gross External Area         | Extract | Lease    |
|----------------------------|---------------------------|-----------------------------|---------|----------|
| Highgate Wood Café         | 994.6 SQ FT / 92.4 Sq M   | 3,082 SQ FT / 286.32 SQ M   | Y       | 10 Years |
| Golders Hill Park Café     | 1,679 SQ FT / 156 SQ M    | 4,273 SQ FT / 397 SQ M      | Y       | 10 Years |
| Queen's Park Café          | 1,792 SQ FT / 166.52 SQ M | 4,652.8 SQ FT / 432.26 SQ M | Y       | 10 Years |
| Parliament Hill Café       | 2,180 SQ FT / 202.52 SQ M | 10,100 SQ FT / 938.32 SQ M  | Y       | 10 Years |
| Lido Café, Parliament Hill | 832 SQ FT / 77.28 SQ M    | 814 SQ FT / 75.62 SQ M      | N       | 10 Years |

## Location

Highgate Wood is situated nearby to Highgate Station and provides entrances on Muswell Hill Road and Archway Road. The area is highly desirable with a large residential population, as well as being a popular destination for the many fantastic restaurants, pubs and cafes in the area.

The premises are located at the centre of Highgate Wood, which is a quiet haven for walkers and runners and provides a scenic route through the woods, as well as a large open playing field used for cricket, football and other sports.

## Description

The premises comprise a traditional pavilion style building and are currently fully fitted as a cafe/restaurant. Internally, the premises currently benefit from 42 covers, fitted kitchen with extraction and bar servery, whilst externally provides a large outside seating area of approximately 90 covers.

| Gross Internal Area     | Gross External Area       |
|-------------------------|---------------------------|
| 994.6 SQ FT / 92.4 Sq M | 3,082 SQ FT / 286.32 SQ M |

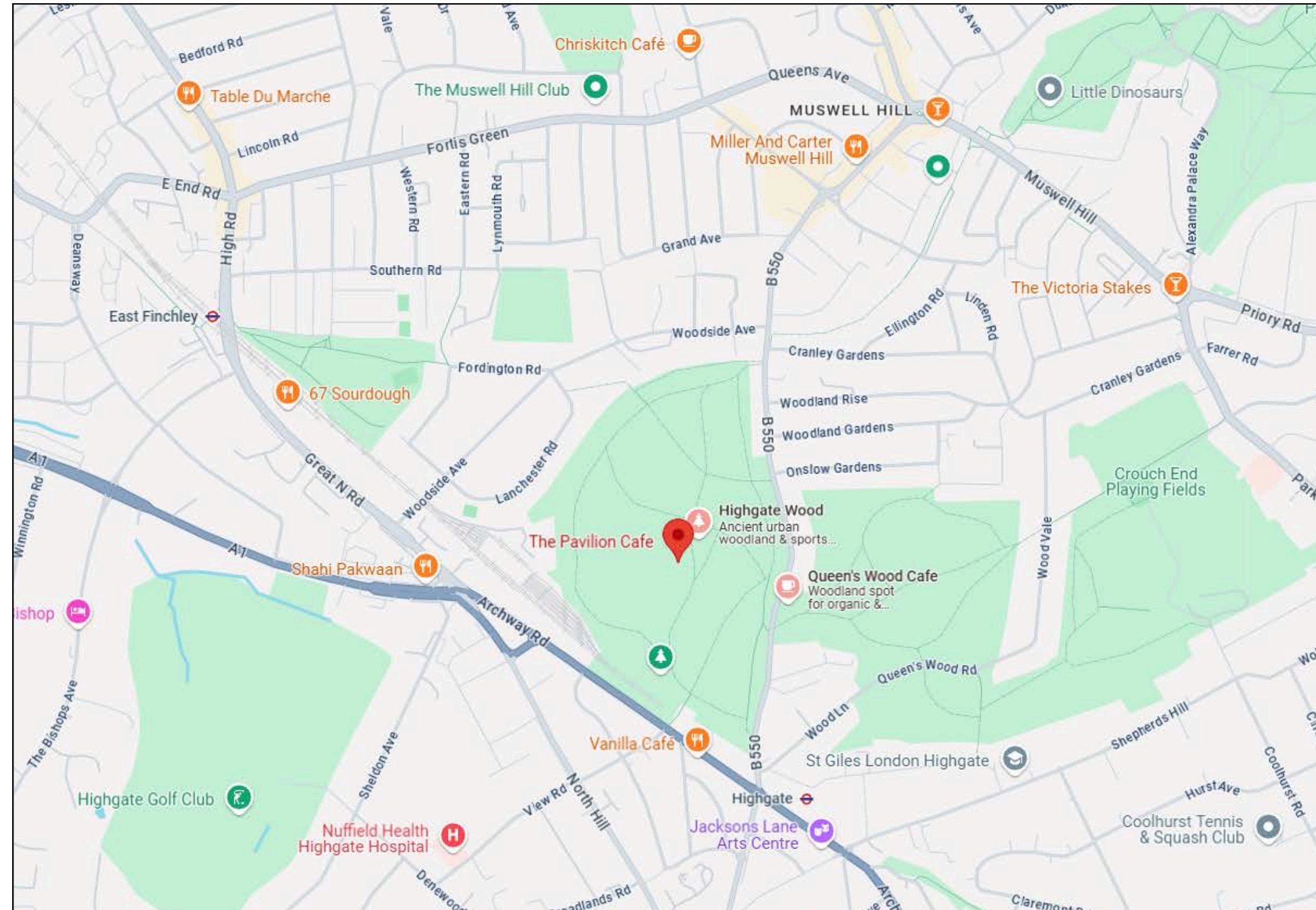
## Terms

A new 10 year lease outside L&T 1954 Act. Rental offers invited.

The premises are not elected for VAT.

## Planning

The premises benefit from E Class Use.









## Location

Golders Hill Park is a beautiful landscaped green space situated to the west of Hampstead Heath and Kenwood on North End Way. The main entrance is close by to the famous Old Bull and Bush pub and the park is incredibly popular with locals due to its picturesque walking routes and the various activities available, including grass and hard tennis courts, children’s playground and the very popular Golders Hill Park Zoo and deer reserve.

## Description

The premises occupy a single storey building close to the main entrance of the park. The café benefits from a fitted kitchen with extract, bar servery, kiosk and approximately 50 covers internally, as well as a two large outside seating areas, which provides in excess of 100 external covers.

| Gross Internal Area    | Gross External Area    |
|------------------------|------------------------|
| 1,679 SQ FT / 156 SQ M | 4,273 SQ FT / 397 SQ M |

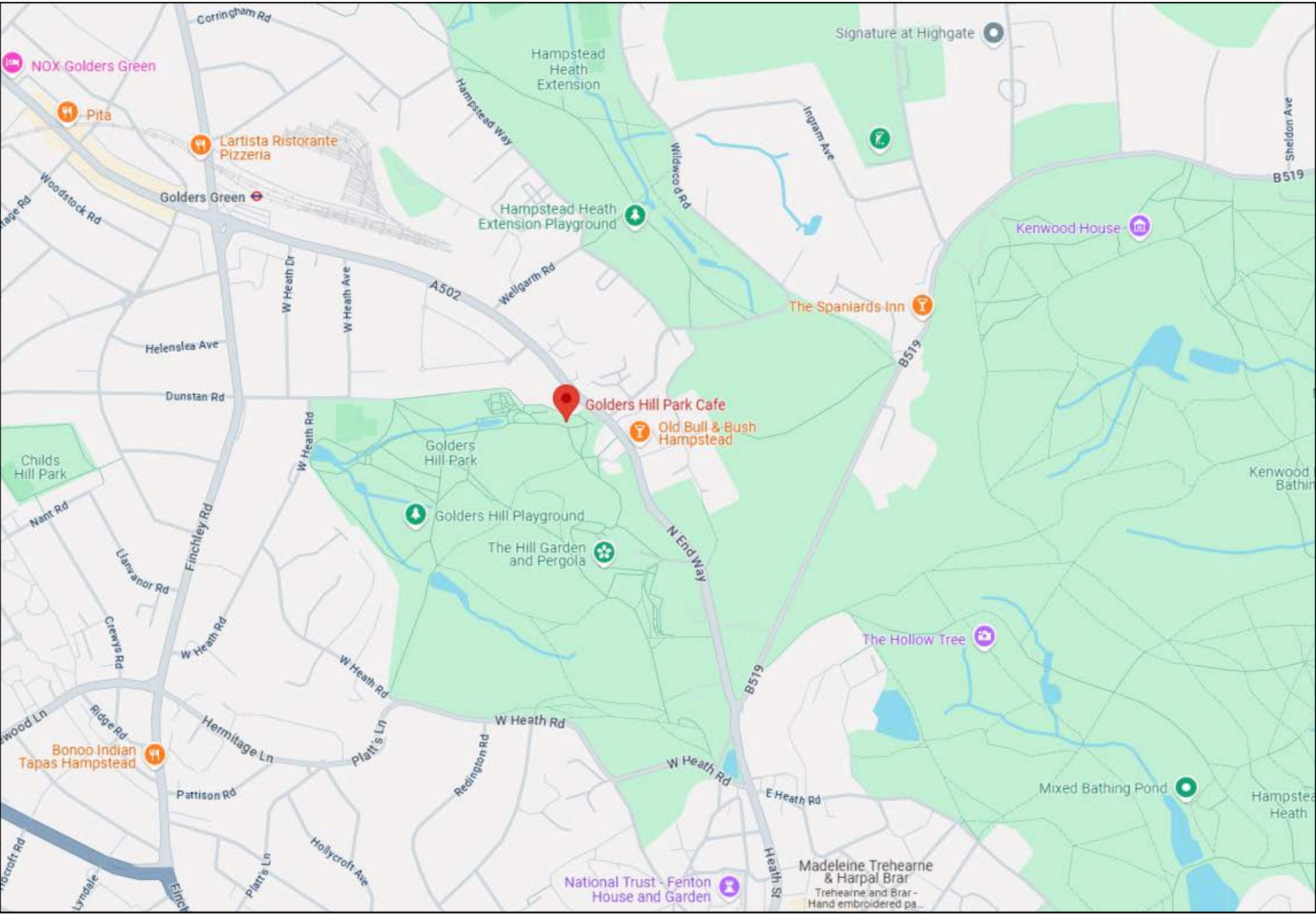
## Terms

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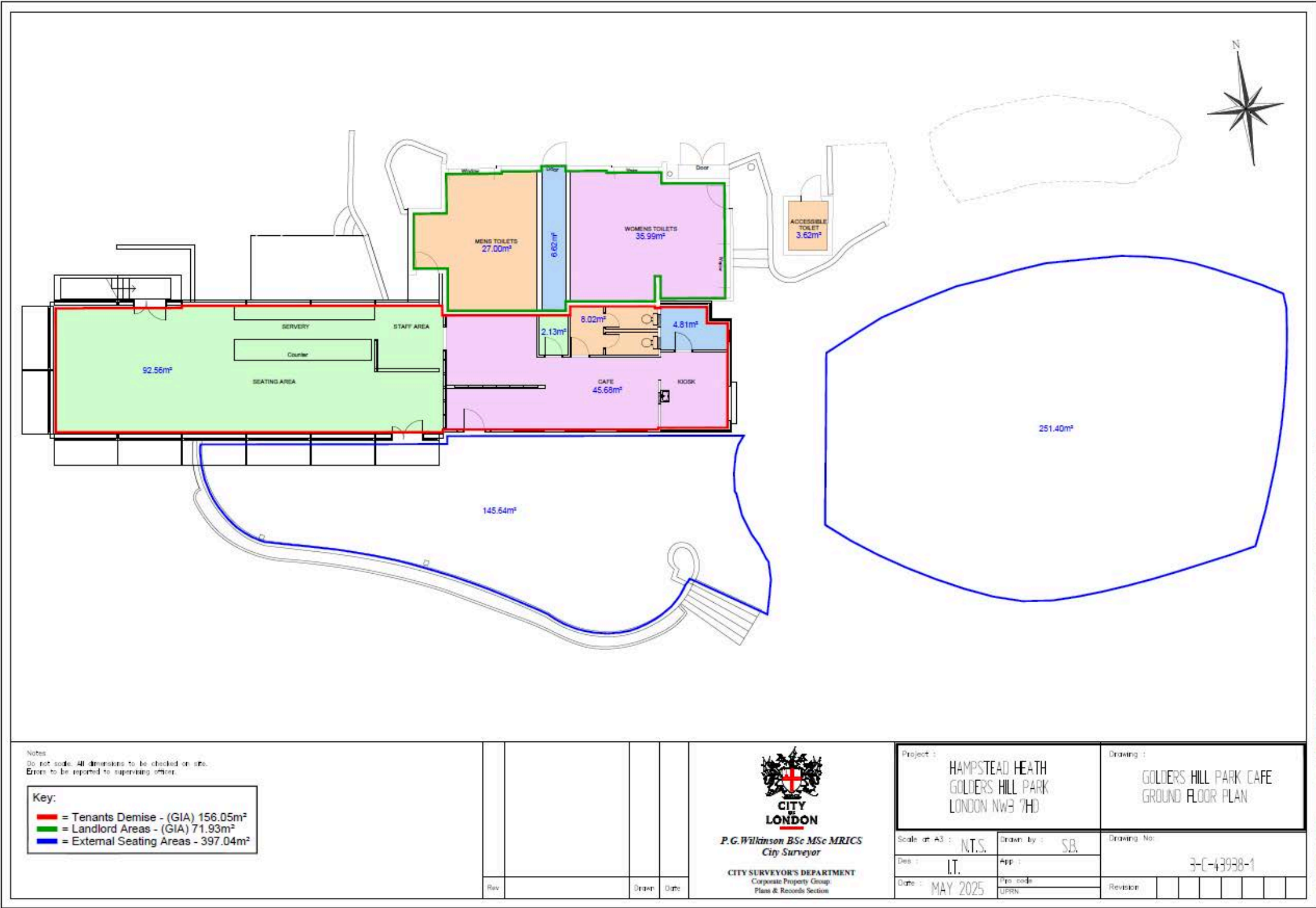
The premises are elected for VAT.

## Planning

The premises benefit from E Class Use.









## Location

Queen's Park Café is located in a densely populated part of North West London, with Salusbury Road/Queen's Park Station to the East and Kensal Rise to the West. The area has an desirable catchment comprising young professionals and families and the park is a community focussed green space providing various activities for visitor's, including tennis courts, a pitch and putt golf course, ornamental gardens, children's playground and small farm.

The premises are prominently located in the centre of the park, providing a central meeting point for customers using the various available facilities.

## Description

The café is arranged over ground floor and benefit from two large outside seating areas. Internally the premises comprises approximately 58 covers, bar servery, fitted kitchen with extraction and separate external facing kiosk. Externally the premises provides ample space for outside seating with the previous operation operating with 54 outside covers, with space for more.

| Gross Internal Area       | Gross External Area       |
|---------------------------|---------------------------|
| 1,792 SQ FT / 166.52 SQ M | 4,653 SQ FT / 432.26 SQ M |

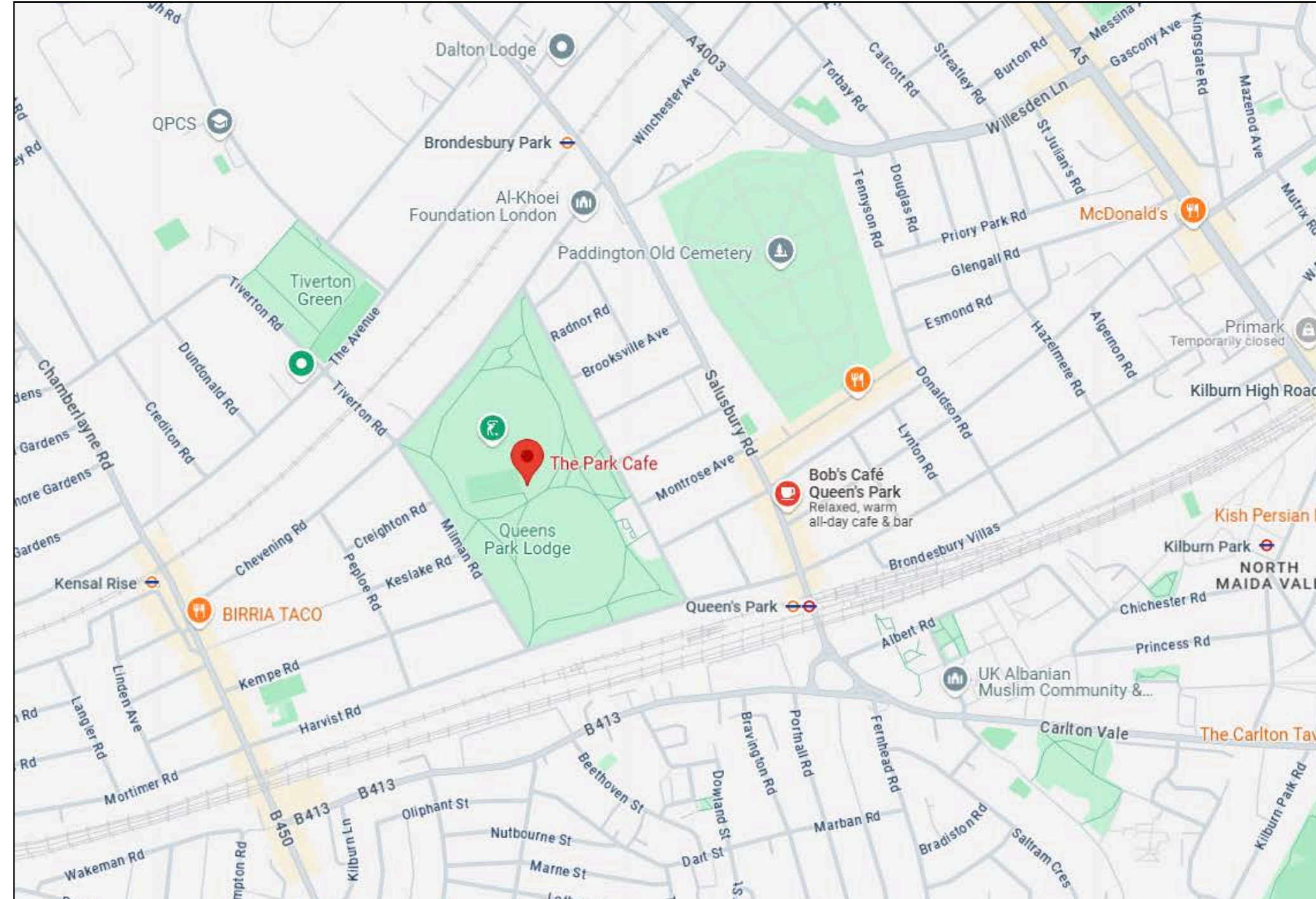
## Terms

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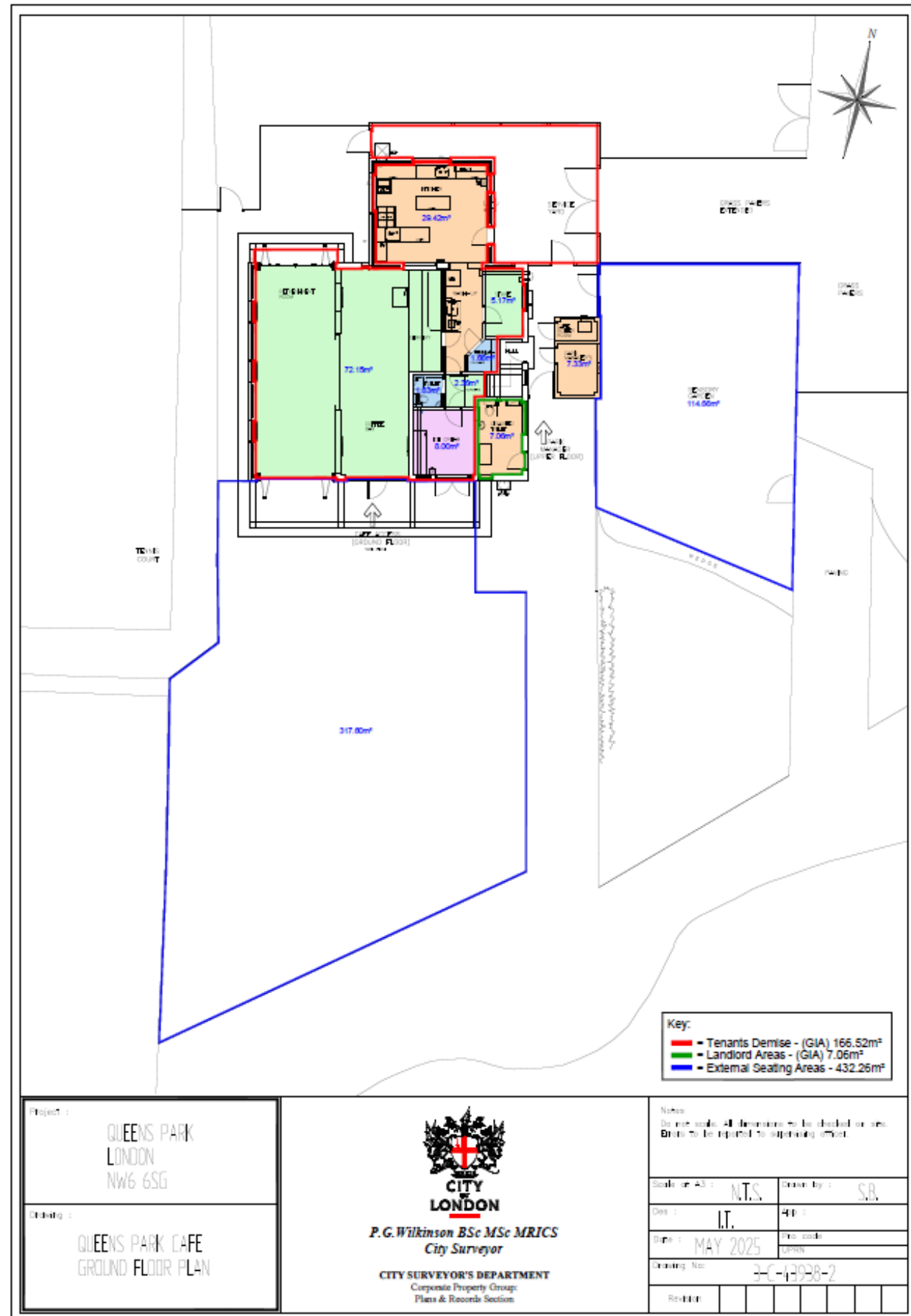
The premises are elected for VAT.

## Planning

The premises benefit from E Class Use.









## Location

Parliament Hill is located at the south-east section of Hampstead Heath and is one of London's highest natural points, offering panoramic views of the city skyline. Parliament Hill is accessed from various points with main entrances on Highgate Road/Swains Lane, Gospel Oak Station and the main section of Hampstead Heath.

Parliament Hill is a popular destination and provides various activities for visitors, including tennis courts, athletics track, cricket pitches, playground and paddling pool and a 60 metre open air swimming pool open 365 days a year, which along with Hampstead Heath Swimming Ponds host nearly 750,000 swims per year.

The premises are located close to the Highgate Road/Swains Lane entrance, which is one of the main walking routes through the park.

## Description

The premises occupy a single storey building and are arranged over ground floor only with a substantial outside seating area. Internally the café benefits from large bar servery, fitted kitchen with extraction, side kiosk and approximately 40 covers. The outside area comprises three areas for outside seating, providing in excess of 100 covers.

| Gross Internal Area       | Gross External Area        |
|---------------------------|----------------------------|
| 2,180 SQ FT / 202.52 SQ M | 10,100 SQ FT / 938.32 SQ M |

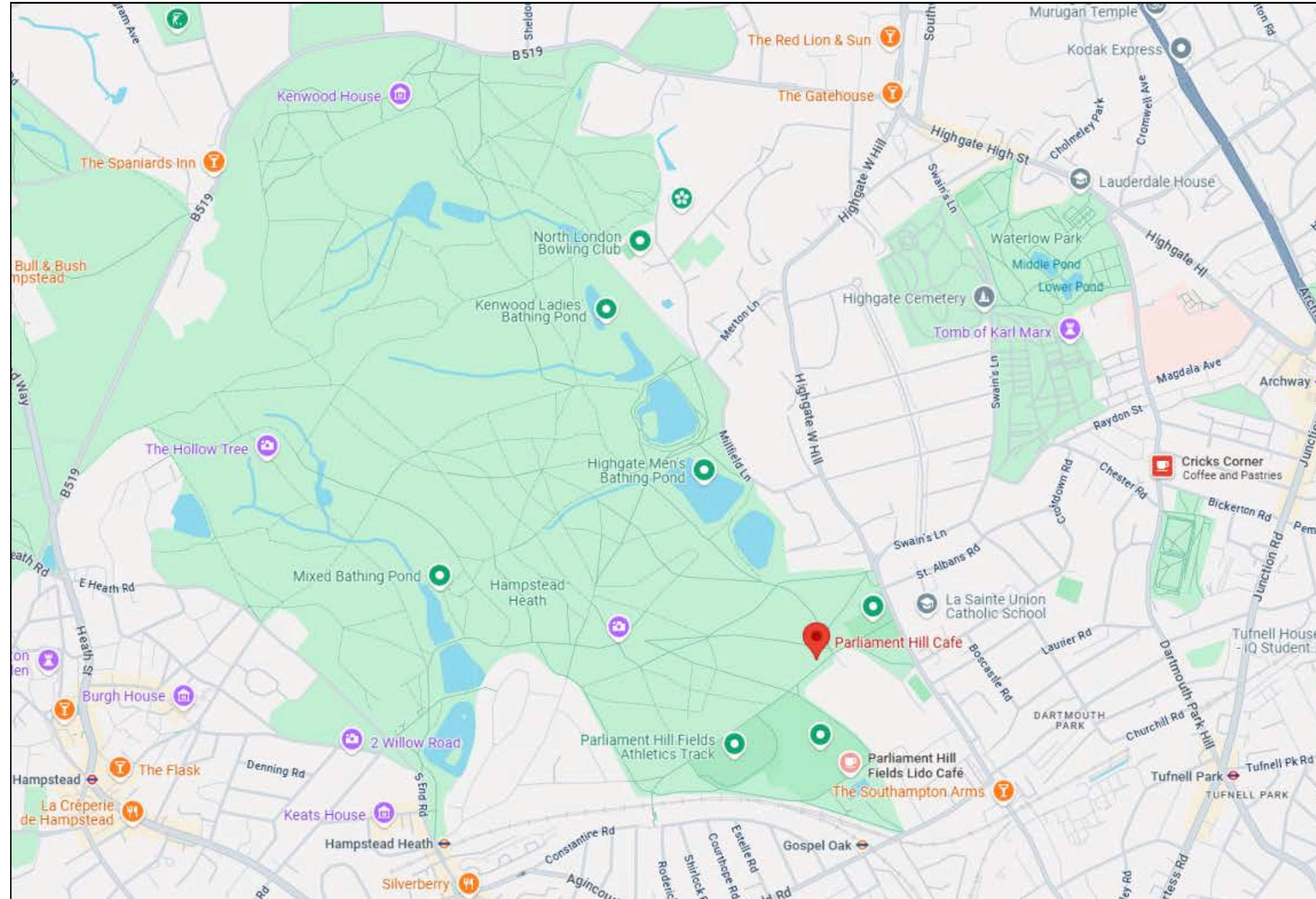
## Terms

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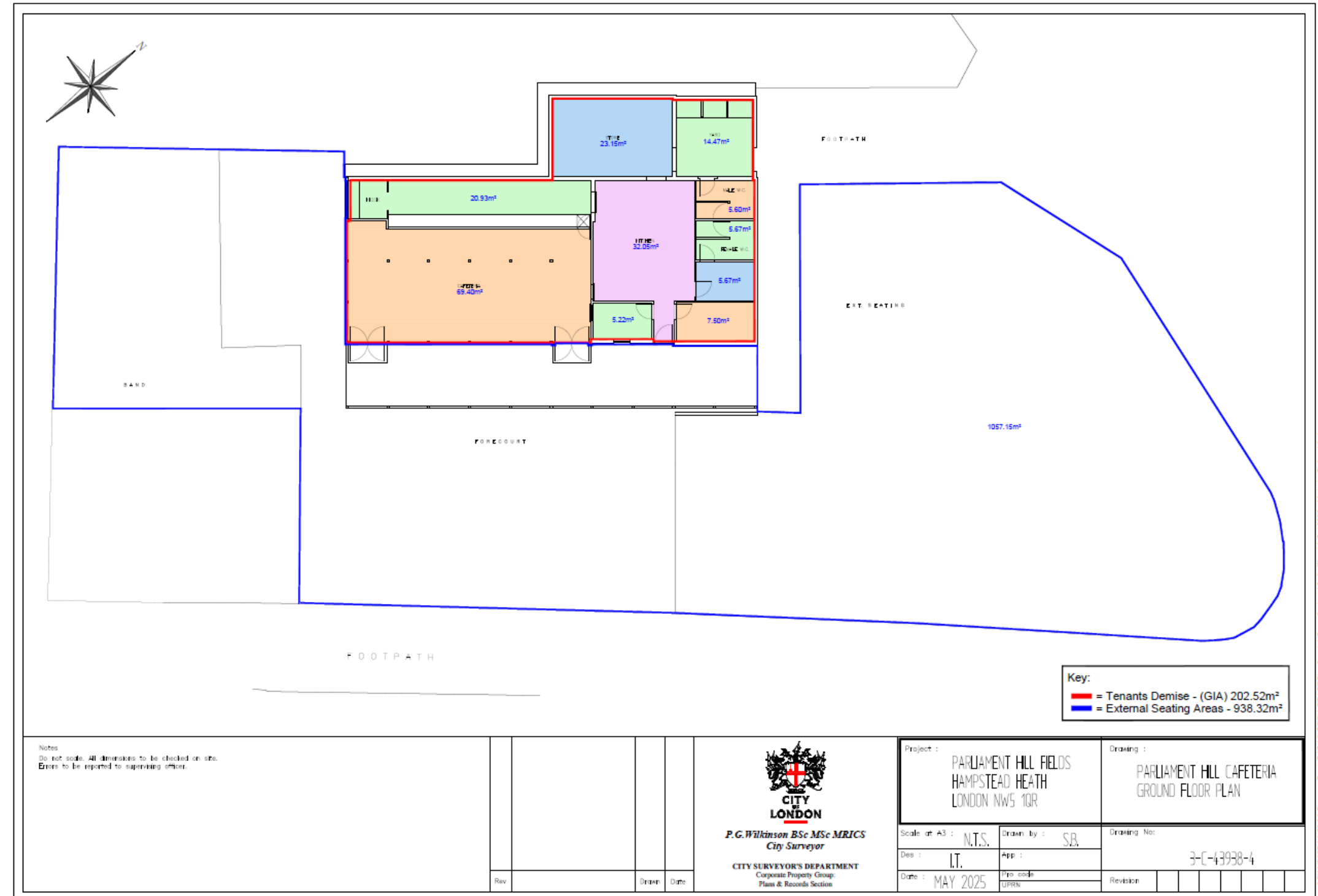
The premises are not elected for VAT.

## Planning

The premises benefit from E Class Use.







Notes  
Do not scale. All dimensions to be checked on site.  
Errors to be reported to supervising officers.



P.G. Wilkinson BSc MSc MRICS  
City Surveyor

CITY SURVEYOR'S DEPARTMENT  
Corporate Property Group  
Plans & Records Section

Project :  
PARLIAMENT HILL FIELDS  
HAMPSTEAD HEATH  
LONDON NW5 1QR

Scale at A3 : N.T.S.

Des : LT.

Date : MAY 2025

Drawn by : S.B.

App :

Pro code :  
UPRN :

Drawing :  
PARLIAMENT HILL CAFETERIA  
GROUND FLOOR PLAN

Drawing No : 3-C-43938-4

Revision : 1

Revision : 1



### Location

Parliament Hill is located at the south-east section of Hampstead Heath and is one of London's highest natural points, offering panoramic views of the city skyline. Parliament Hill is accessed from various points with main entrances on Highgate Road/Swains Lane, Gospel Oak Station and the main section of Hampstead Heath.

Parliament Hill is a popular destination and provides various activities for visitors, including tennis courts, athletics track, cricket pitches, playground and paddling pool and a 60 metre open air swimming pool open 365 days a year, which along with Hampstead Heath Swimming Ponds host nearly 750,000 swims per year.

### Description

The premises benefit from dual entrances overlooking both the swimming pool and Parliament Hill Fields. Internally, the property comprises bar servery mainly for takeaway and prep areas. Externally, the premises provides approximately 25 covers overlooking the swimming pool.

| Gross Internal Area    | Gross External Area    |
|------------------------|------------------------|
| 832 SQ FT / 77.28 SQ M | 814 SQ FT / 75.62 SQ M |

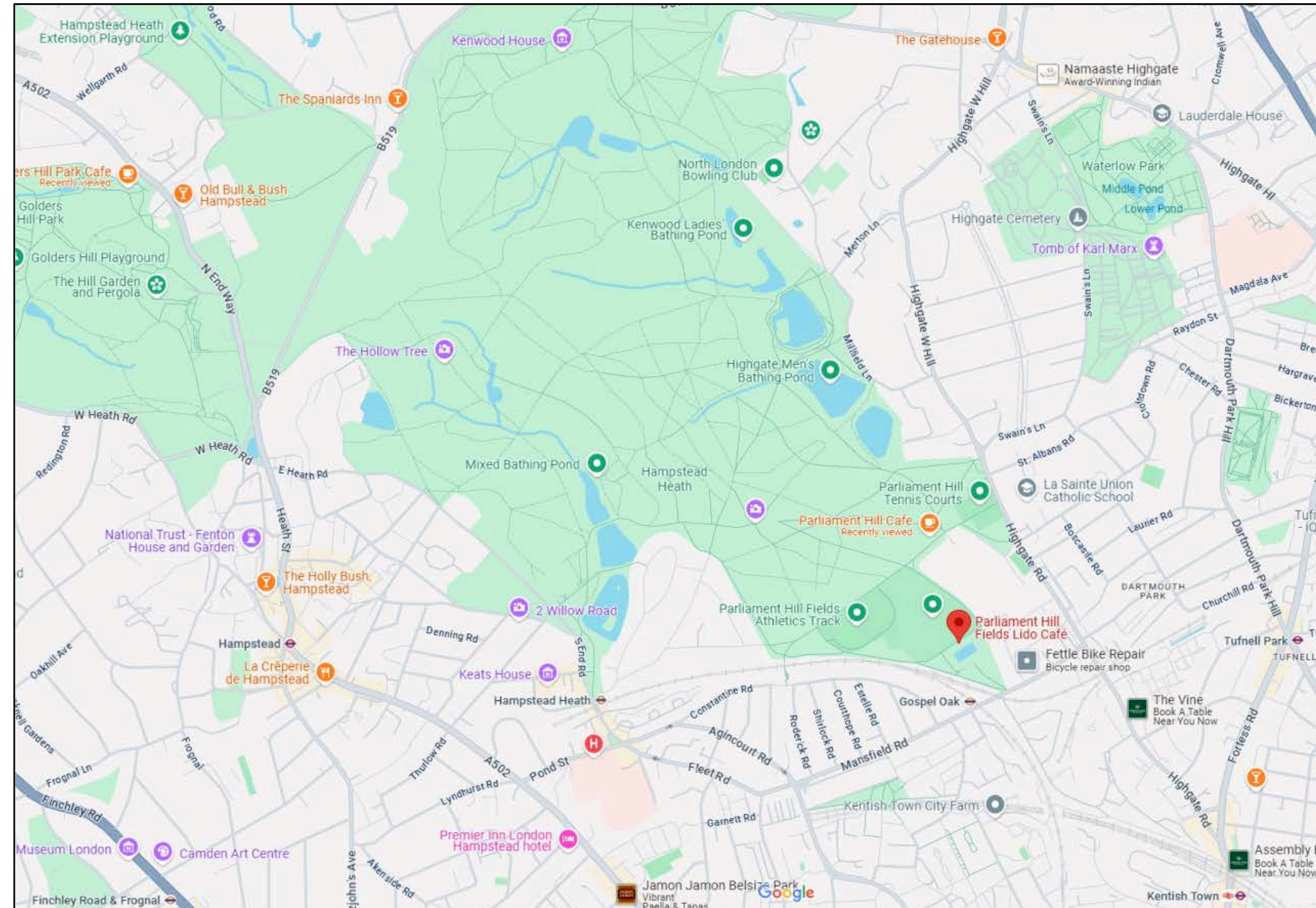
## Terms

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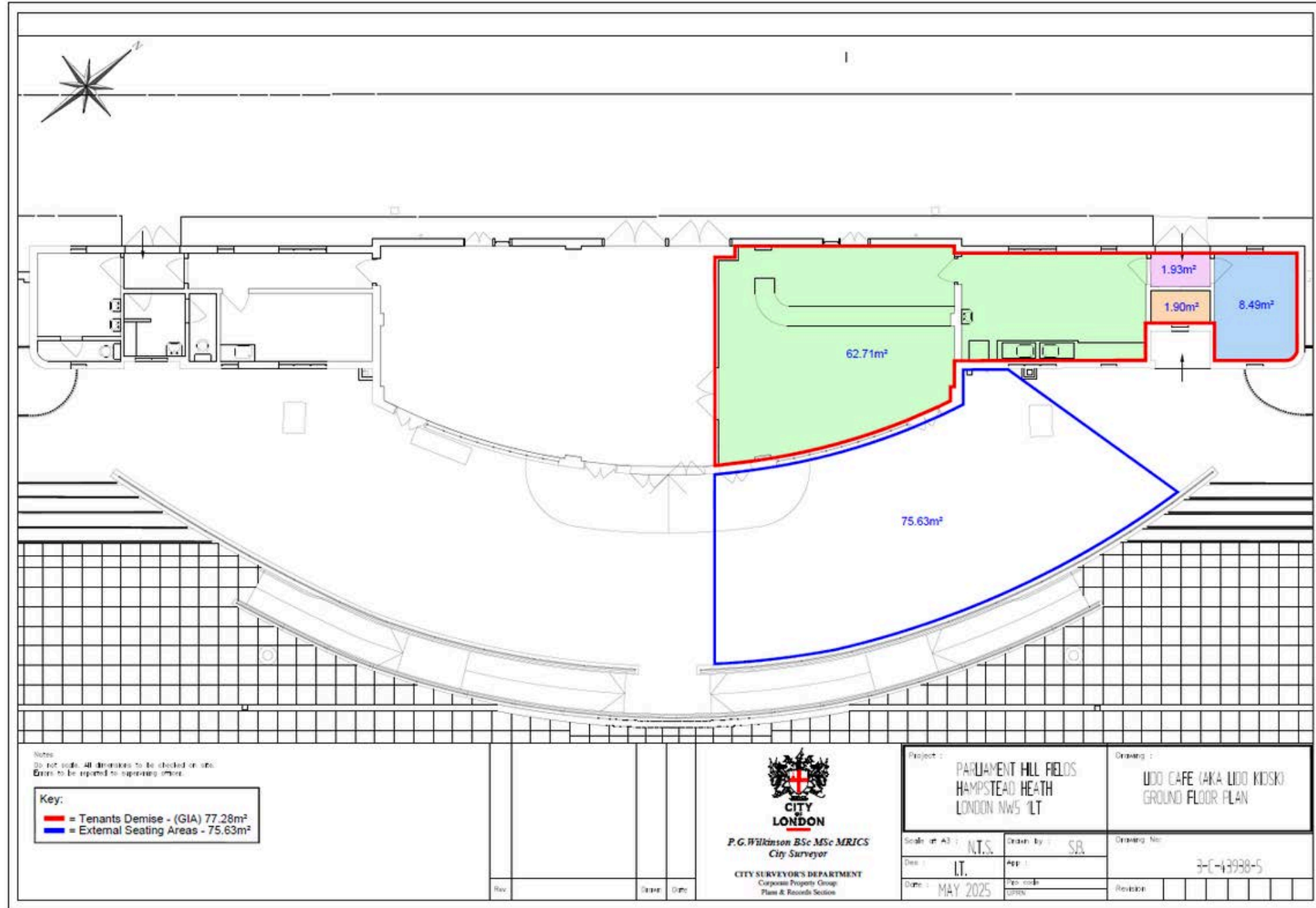
The premises are not elected for VAT.

## Planning

The premises benefit from E Class Use.









### Business Rates

Business Rates are to be assessed

### EPC

An EPC certificate can be provided upon request

| Premises                   | EPC Rating | EPC Expiry    |
|----------------------------|------------|---------------|
| Highgate Wood Café         | C          | March 2035    |
| Golders Hill Park Café     | C          | January 2028  |
| Queen’s Park Café          | C          | January 2028  |
| Parliament Hill Café       | C          | January 2028  |
| Lido Café, Parliament Hill | D          | February 2034 |

### Viewings

Viewing is strictly by prior appointment via sole agent – Davis Coffe Lyons;

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