

**An exciting business opportunity to work in partnership with the
Telegraph Hill Centre and St Catherine's Church**

The Old Library – formerly known as Cafe Fed

The space above the Hill Station, formerly known as Cafe Fed is seeking a new tenant.

Over the last 40 years this space has been a library, a cafe and a sixth form common room.

This is a terrific space, with great views over London and access to the creative hubs of both the Telegraph Hill Centre and the Hill Station, the amenities of Telegraph Hill, Nunhead and Brockley, with good transport links to central London, and the continent via St Pancras, and ample free street parking.

We are looking for new tenants to take that space who will fit with the feel and ethos of the Telegraph Hill Centre.

The successful tenant would outline a business proposal that would

- be of benefit to the community;
- work creatively and collaboratively with the Centre;
- be financially viable and stable;
- have a proven track-record; and
- seek a tenancy for a minimum of five years.

The Old Library is a self-contained, single storey open plan space, partitioned into two large working areas (Units 1 and 2) with an additional office, conference or storage room plus a galley kitchen and toilets to the rear. The facility forms a part of the Telegraph Hill Centre of which St Catherine's Church is the freeholder.

- Unit 1 approx. 143 sq.m.
- Unit 2 approx. 53 sq.m.
- **Total** **approx. 196 sq.m.**

The Church will undertake reinstatement to the facility prior to the commencement of a new letting, or provide a financial contribution to the tenant, if it seeks to undertake works (to be approved by the Church) itself. The Church seeks an annual rent of £35,000 excluding business rates, utilities and normal operating & maintenance charges.

Timing

January

- We are looking for expressions of interest to be submitted by January 29th. This means simply sending an email to telegraphhill@toucansurf.com expressing your interest, giving

	<p>contact details and briefly outlining your proposal (in no more than 300 words).</p> <ul style="list-style-type: none"> Viewings can be undertaken on Thursday 14th January and Friday 15th January between 10.30 and 13.30.
February	<ul style="list-style-type: none"> Parties who have expressed an interest will be sent a tendering pack. A detailed business proposal is required from interested parties by no later than Friday 26th February.
March	<ul style="list-style-type: none"> Proposal reviewed and parties invited for interview.
April	<ul style="list-style-type: none"> Interviews/negotiations. It is the Church's intention to agree terms and to enter into a binding agreement with a new tenant by end April 2016.
May/June	<ul style="list-style-type: none"> Refurbishment works.
End June 2016	<ul style="list-style-type: none"> Commencement of new tenancy.

Sheridan James
Vicar, St Catherine's Church
On behalf of the PCC (Parish Church Council)

Jane Hartley
Telegraph Hill Centre Manager
On behalf of the THCMG
(Telegraph Hill Centre Group)

December 2015