
Ice Cream Kiosk Opportunity at Churchfield Recreation Ground

Kiosk, Churchfield Recreation Ground, Churchfield Road, Weybridge
KT13 8DB



Elmbridge Borough Council are seeking offers for a new lease for an ice cream and non-alcoholic beverages operator to occupy the kiosk at Churchfield Recreation Ground

The Opportunity

We are advertising the opportunity for an ice cream and non-alcoholic beverages operator to take on a new lease at the kiosk next to the new splash pad at Churchfield Recreation Ground as outlined red above. Please note that the kiosk opportunity is restricted to ice cream and non-alcoholic beverages operator only.

The kiosk is 98 square feet (9.1 square meters), offered in basic condition. Water and electricity are available in the plant room next to the kiosk. Any incoming tenant



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operating a kiosk will need to be prepared to carry out works to install facilities and draw water and electricity into the space which would be sub-metered as the kiosk space is newly created. We would recommend the operator to create an opening in the front elevation to create a kiosk. In addition, the tenant would need to pay for the planned works and manage the process, including gaining the relevant planning consent for work and for a 'change of use'. A specification of works would need to be approved by the council prior to signing the lease.

The kiosk will be taken 'as seen', with any operator taking on a full internal and external repairing and maintenance responsibility, which will include all statutory compliance.

Any interested operator will need to understand the requirements stated above and provide a business plan demonstrating they understand the costs associated and, after consideration, still believe it to be a viable opportunity. This would need to be approved by the council prior to proceeding further.

In line with our Vision 2030 which supports sustainability and environmental practices, it is essential to hear from applicants how they will deal with litter and the sustainability of their packaging as the council will not be providing bins.

Viewings and plans of the pavilion are available on request. The building is exempt from EPC.

Opening Hours

We would permit any operator to open 8am to 7pm or dawn to dusk. Please note that the Splash Pad only typically opens from mid-May to early September)

Rent

Offers are invited for a new minimum 5-year term on a '£ per annum' basis, to be paid quarterly in advance, with other terms to be negotiated. Any operator would need to take on the responsibility of paying all costs associated with their occupation of the kiosk, including utilities and business rates if applicable. We encourage traders to carefully consider their business plans and propose a rent based on anticipated trade and fair affordability.

Offer

To be sent in writing to cateringgreenspaces@elmbridge.gov.uk and received no later than the 15 August 2025. Offers should include information on the business and planned offerings as well as the rent proposed. The council may request more information on application.

Queries

If you have any queries regarding the proposal prior to submitting an offer, please contact Estates@elmbridge.gov.uk and title the email 'Churchfield Recreation Ground Kiosk Opportunity'.





