



- Within a busy and popular park setting
- Lease available by informal tender
- Viewings by appointment
- Closing date 22nd October 2026

For further information contact:

Enquiries Idverde

lbb.estates@bromley.gov.uk

Location:	Croydon Road Recreation Ground, 319 Croydon Rd, Beckenham BR3 3FD
Ward:	Beckenham Town and Copers Cope
Use:	The council will consider a wide range of uses that contribute positively to the Recreation Ground, its visitors and wider community, including but not limited to recreation, leisure, sport, health and wellbeing, community engagement, education, cultural activities and other complementary uses that encourage enjoyment and active use of the park. It should be noted that proposals where the primary use is the sale or provision of food and beverages will not currently be considered. The pavilion is available for lease together with pitch license/s, subject to approval. The site is currently vacant having previously been used as a changing room pavilion with storage.
Description:	The Pavilion is a single storey, vacant detached building, with a pitched roof. The pavilion building is 88.90 square feet and sits within 21.90 hectares of open space in Croydon Road Recreation Ground in Beckenham. This is a well utilised and maintained park with various amenities for Bromley residents. These amenities include the following: a park with a children's play area, heritage Bandstand, Cafe, multi-use court, informal sporting activity, bowling and tennis. The internal and external building composition consists of the following: • External pitched roof. • Painted render masonry walls • Walls are painted and plastered • Wood ceiling panelling • Ceramic tiling to the shower walls • Vinyl tiles elsewhere in glazed painted metal windows There is a local friends group known as the 'Friends of Croydon Road Recreation Ground' which is dedicated to helping preserve and enhance the park for the benefit of local residents and visitors. The nearest high street to the site is Beckenham High Street approximately 0.2 miles
Rent:	£ - pa, on application, payable quarterly in advance.
Terms:	Flexible terms to be negotiated with vacant possession on a new full repairing and insuring lease for a term of 6 - 25 years would be considered and to be subject to rent reviews on the anniversary of the 3 rd or 5 th year depending on the lease term.
Repairs:	Applicants are advised to inspect the building prior to submitting an offer. The in-going tenant will take the property as seen and will be responsible for

all decoration, internal and external and structural repairs, including the front, all shutters where fitted, boundary walls and gates to the yard, where applicable.

Planning Policy: Currently there are no live planning applications for the redevelopment of the building. The tenant will be responsible for securing the necessary planning permissions for any proposed works as required.

The Recreation Ground features in the Council's Open Space Strategy under which the Council's aspirations in respect of the refurbishment of the pavilion and regeneration of the park by ensuring that it caters for a diverse range of sporting and community activities.

Park Facilities: Heritage bandstand, Cafe, children's play area, multi-use court, informal sporting activity, bowling, tennis

Development: Development options will be considered involving the following Criteria:

- Generate an income that will provide the Council with best value for the space as part of its statutory duty.
- Seek to produce a community benefit that will diversify the use of the Open Space (e.g., a multi-use space). As the building is situated within the community, all redevelopment options should explore enhancing this building for community residents and maintain its use for such purposes.

Costs: The in-going tenant will be responsible for the Council's legal costs of £ TBA and professional surveyor's fees of £ TBA. Should the successful applicant withdraw after formal acceptance of their offer, then the applicant is to pay all the Council's abortive costs.

Viewing: By appointment only. Please contact Enquiries Idverde
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DESIGNATIONS

The surrounding site area consists of leafy open green space with residential housing surrounding the site. Housing consisting of semi-detached two storey buildings. Much of the immediate surrounding area is occupied by the Recreation Ground and amidst the park consists of a cafe, well-known restaurant chains, and essential health facilities. In terms of policy context, the site is governed by the following planning policies:

- Urban Open Space
- Allocation as a Landscape Site

LOCAL AUTHORITY

London Borough of Bromley (Ward: Beckenham Town and Copers Cope)

BUSINESS RATES

Pavilion Building – There is no assessment for Business Rates.

EPC

Pavilion Building – Band (TBA)

BUSINESS

Scope of operation to be considered on application.

TENANT'S SERVICES

The pavilion building is serviced by mains electricity, water and drainage. For further information on the heating for the building and mains gas supply serves is available on request.

RIGHTS

The usual Landlord's Reservations will apply including rights of access, sporting events and wayleaves.

TENANCY AGREEMENT

The pavilion is to be let as a whole on a Full Repairing and Insuring Lease for a term of years, to be agreed. A separate licence agreement for playing pitches will be made available as part of the releasing arrangement, if required.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The letting will be subject to all existing and future wayleaves, easements, and rights of way. Informal public footpaths traverse the site, and the Council's Public Right of Way network runs adjacent to the site through the cemetery and allotments.

APPLICATION PACK

The application pack to be made available on request. Applications must be made on the proposal form provided. Applications must be received by LBB by 12 noon on specified date provided above. Electronic communication should be to Enquiries ldverde@lbb.estates@bromley.gov.uk.

PHOTOGRAPHS

The photographs within these particulars were taken May 2026.

VIEWINGS

The pavilion will be available to view strictly by appointment. Applicants must register their interest with ldverde prior to attending the viewing days. The Landlord does not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Applicants should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the areas to be let.

INFORMATION PACK

Additional information is available and contains the following: -

- Site Plans
- Proposal Form and Guide
- Draft Lease pack with general terms

BOUNDARIES

Prospective Tenants must satisfy themselves on the location of all boundaries from their individual

inspections on the ground and from the plans available.

AGENT'S NOTE

We wish to inform prospective Tenants that we have prepared these lettings particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.