

TENDER INFORMATION PACK
MARCH 2026

THEATRE & COMMUNITY ARTS VENUE OPPORTUNITY

Former Streatham Space Project

140 - 172 Streatham Hill, London, SW2





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INTRODUCTION

ABOUT LONDON SQUARE

London Square is one of London's largest residential developers. We take our name from the ethos of London's famous squares and the sense of community and enduring legacy they have provided over the centuries.

Respectful of the past and inspired by the future, we are committed to creating exceptional properties which reflect the aspirations of our residents, stimulate thriving communities and set a new benchmark for modern living in the capital. We are London's property specialist, creating places that reflect the capital at its best: dynamic diverse and full of life.

Our schemes bring together a deep understanding of place, thoughtful architecture and timeless interiors; creating neighbourhoods that are connected, characterful and distinctly London.

<https://londonsquare.co.uk>

LONDON SQUARE STREATHAM HILL

The scheme provides 254 apartments, shops and restaurant space, and a community theatre.

The Theatre had been operated by the Streatham Space Project since 2018 but had to cease operations in 2025.

London Square took possession of the property and undertook repairs. However, much of the previous fitout out remains in situ for use by future occupiers.

Please note all information provided in this document is subject to contract.



ABOUT STREATHAM

STREATHAM: A HIGH STREET OF HIDDEN GEMS

As Europe's longest high street, Streatham High Road is home to a rich mix and diverse mix of venues and opportunities, from a major leisure centre to independent food spots and music venues that bring the area to life. Streatham's is full of character, with venues like Porky's and the White Lion hosting reggae, soul and community-led events that reflect the area's cultural roots.

Streatham is home to large green spaces, most notably the historic Rookery at Streatham Common, which offer opportunities for activity outside. The area's cultural offer is more targeted to locals, however, Streatham Space Project presents a major opportunity to introduce a new cultural anchor to the high street.

Three railway stations and a 24-hour bus interchange connect residents and visitors to the rest of London.

Streatham residents and businesses are proud of their neighbourhood and want to see it thrive. There's a strong appetite to bring more attention, investment and activity to the area, especially in ways that reflect its identity and support local businesses.

We are committed to working with the community to unlock Streatham's potential.



STREATHAM: HIGHLIGHTS

The InStreatham Food Festival, delivered by Streatham's business improvement district, is a highlight of the local calendar and includes a restaurant tour map that guides people through the area's culinary gems alongside the Food Fair on Streatham Green. It's a celebration of local hospitality and flavour.

The volunteer-run Streatham Free Film Festival transforms everyday spaces into pop-up cinemas, pairing screenings with food, performances and parties.

The Streatham Festival rounds out the offer with a programme of music, visual arts and entertainment. From the art trail in local businesses to the "Streatham Strut" - a 10-hour music crawl featuring 10 live acts in 10 venues - it's a grassroots celebration of creativity that puts local artists and businesses centre stage.

Together, these festivals drive footfall, support the local economy, and create platforms for cultural participation in an area with fewer dedicated venues. They show how community-led programming can unlock the potential of public and business spaces and strengthen local identity. Bringing SSP back to life is an opportunity to build on this incredible, local, offer and provide an around the year home for creativity, and community.

THE OPPORTUNITY

London Square, with support from the London Borough of Lambeth, are looking for an enthusiastic organisation to manage this rare opportunity for the benefit of the local community and other stakeholders.

The venue benefits from an existing fitout suitable for immediate occupation. However, organisations are encouraged to make the space their own. New occupiers will be entering into a new lease for the premises and will need the resource and experience to manage all aspects of the venue once it has opened.

The venue encloses a total floor area of approximately 500 square metres, including a circa 140 square metre theatre, set apart from the residential accommodation above. With a capacity of 120 seats, the auditorium is fully flexible, with a variety of seating and staging configurations. The building also contains rehearsal and multi-use spaces, a cafe bar, dressing rooms and ancillary office accommodation.

We are looking for a venue operator with vision, a genuine commitment to community engagement, professionalism and relevant experience.

This is a uniquely exciting opportunity with real potential to make a difference to the local community, and London Square will charge only a peppercorn rent, essentially nil rent, for a lease term expiring in April 2043 (approximately 17 years).



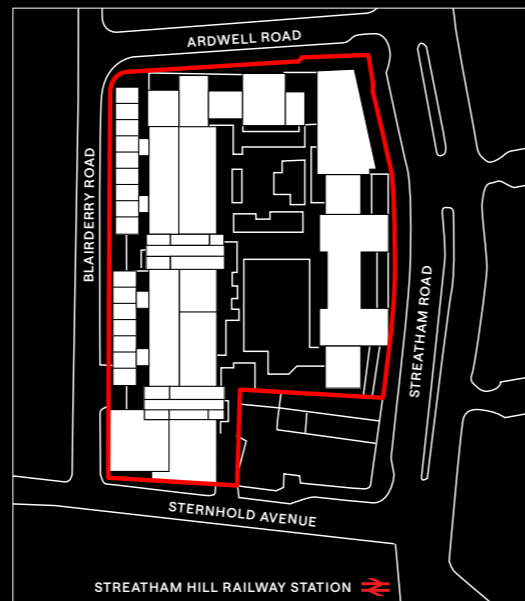
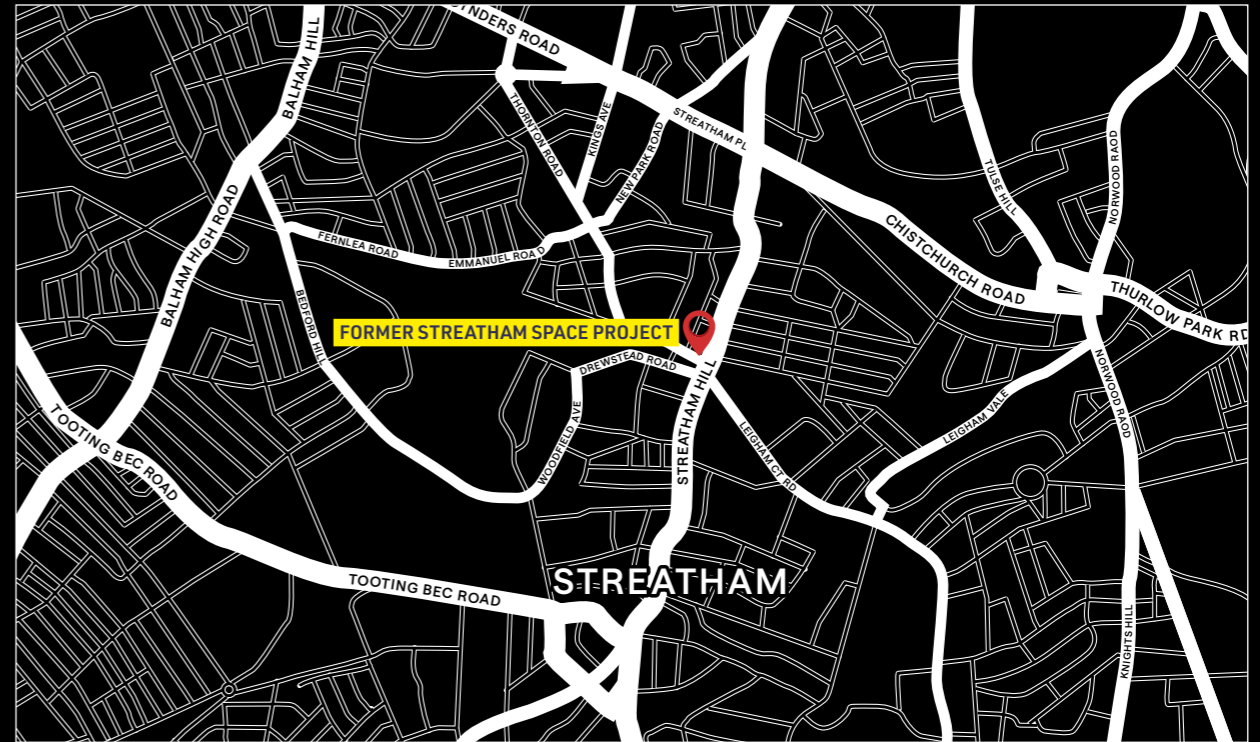
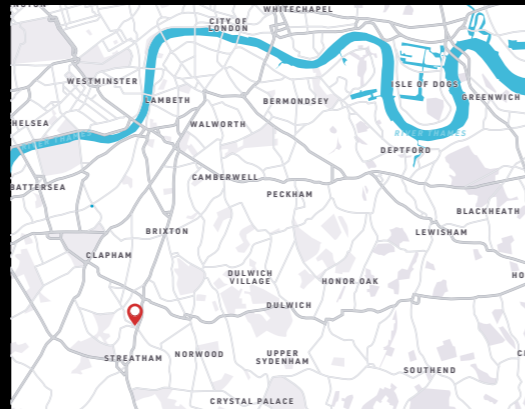
LOCATION

The theatre and arts venue is in Streatham, South London. Streatham is spread over a large part of the borough of Lambeth from Brixton to Norbury.

Streatham encompasses large green spaces, three railway stations offering easy access to central London and has an active and culturally committed local community.

The theatre and arts venue is located on the corner of Sternhold Avenue and Blairderry Road, two minutes' walk from Streatham Hill railway station.

The location is well served by buses, with a bus-stop adjacent to the main entrance to the venue, and only 100m walk from Streatham Hill (the main road running north-south through Streatham).



OCCUPIER PROFILE AND RESPONSIBILITIES

While we do not wish to be overly prescriptive on an occupier's use of the property as your organisation will become solely responsible for planning and managing the premises, at a minimum the organisation should provide:

- An annual programme of performance and other arts events (exhibition / display for example)
- Workshops and learning opportunities
- Community and business / commercial access to hire and use spaces, attend workshops and so on
- A catering operation
- Some level of retail activities (e.g. selling show-related merchandise, refreshments)
- Marketing and promotion (including a web site, social media)
- Internal and external IT and communications
- A business planning cycle that includes setting and monitoring budgets and an effective staffing structure
- Policies and procedures to support all aspects of the operation
- Everything required to keep the building fit for purpose as a public venue

However, you should be clear what we are asking for will be hard work and will take place within a series of challenging contexts (such as diminishing arts funding and continued austerity). Success on your part will require real commitment and significant investment of time and effort. While the accommodation is being leased at zero rent, occupiers will be expected to pay the business rates, service charges, utilities and cover all costs relating to the operation of the premises, including staffing and maintenance.

Our ideal venue operator will:

- Welcome these challenges and sees opportunities before it sees difficulties.
- Want to work in effective partnership with partners and stakeholders.
- Bring creativity and flair to create something remarkable on Streatham Hill.

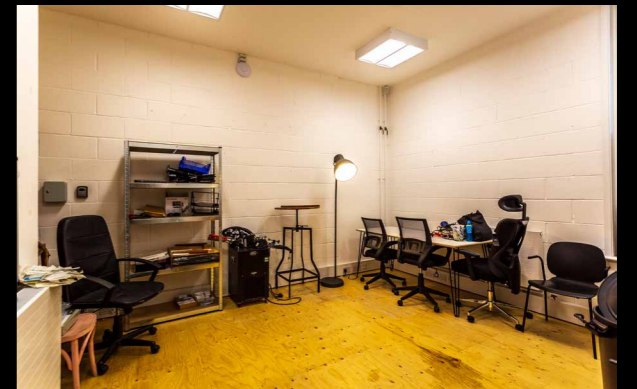
Does this sound like your organisation? We hope so.



PROPERTY DESCRIPTION

The venue includes a 120 seat fully-flexible auditorium for theatre, music, comedy and event use. There is a separate studio room for rehearsals and workshops, changing rooms, and ancillary office accommodation. A café/ bar area is situated close to the entrance and includes a large area for seating.





INDICATIVE FLOOR PLAN OF EXISTING LAYOUT



Please note this floor plan is not to scale and is indicative only.

OCCUPIER LEASE COMMITMENTS, TERMS AND COSTS

A draft lease will be provided on request. However, key lease terms are outlined below for your information. Please note the final lease terms and drafting will be subject to the Landlord and Tenant's respective solicitors' agreement. The following information is subject to contract :

LEASE TERM

A new lease will be granted for a period terminating in April 2043.

PERMITTED USE

The use of the Premises for a theatre with ancillary community space and restaurant and bar ancillary to the theatre use with or without ancillary takeaway sales and with or without ancillary sale of alcohol within Class D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (together with ancillary uses including, but not limited to ancillary offices, storage and other appropriate facilities to service the Premises and customers frequenting it.

HOURS OF OPERATION

Opening hours as may operationally be required by the Tenant provided it has obtained the necessary consents, but not the hours between:

- 23:00 hrs Sunday to 07:00 hrs Monday
- 23:00 hrs Monday to 07:00 hrs Tuesday
- 23:00hrs Tuesday to 07:00 hrs Wednesday
- 23:00 hrs Wednesday to 07:00 hrs Thursday
- Midnight Thursday to 07:00 Friday
- 01:00hrs Saturday to 07:00 hrs Saturday
- 01:00hrs Sunday to 07:00 hrs Sunday

On six occasion each year the Tenant may open until 02:00hrs on Saturday and Sunday and further save where the Tenant has applied for and obtained the Landlord's and Manager's consent to stay open later for occasional special events.

SECURITY OF TENUE (STATUTORY RIGHT TO RENEW THE LEASE AT EXPIRY)

The Tenant will not benefit from security of tenure rights under the Landlord and Tenant Act 1954.

RENT

A peppercorn per annum exclusive if demanded (essentially nil rent).

SERVICE CHARGE

The managing agents for the estate set the service charges yearly. The tenant will be responsible for paying these charges either quarterly or half yearly. A contribution to the building insurance will also be payable, either through the service charge or via a separate insurance rent paid annually.

VAT

The property is elected for VAT.

BUSINESS RATES

The property is elected for business rates. Business rates will be payable by the occupier.

According to the VOA website the rateable value is £19,500 from 1st April 2026. Using the small business rates multiplier of 43.2p, the business rates payable would equate to £8,424 per annum.

Registered charities can claim up to 80% business rates relief.

All parties must rely on their own investigations. Please note the property is listed under postcode SW2 4RU on the VOA website.

UTILITIES

The Tenant will be responsible for the payment of all utility bills (electricity, gas, water, telecoms etc).

REPAIR

The Tenant will keep the Premises in good and substantial repair and condition and decorative order at all times.

OCCUPIER LEASE COMMITMENTS, TERMS AND COSTS

CONTINUED

THE PREMISES

The Premises, the parts of the building the tenant will be directly responsible for under their lease, will include the following:

1. the external doors and window frames thereof together with the glass in the windows but not external decorative surfaces thereof save for the fascia
2. the interior faces of the ceilings up to the underside of the joists, slabs or beams to which the same are affixed
3. the floors down to the upper side of the joists slabs or beams supporting the same
4. the inner plaster face of all external or structural walls
5. internal walls which are not main structural walls and /or which divide the Premises from the Building Common Parts or to the remainder of the Estate
6. half of the non-structural wall(s) (severed medially) which divide the Premises from any adjoining premises within the Building or from the Building Common Parts or the remainder of the Estate
7. Conduits and plant used solely for the purpose of the Premises
8. all fixtures and fittings in or about the Premises which include, but are not limited to, all those fixtures and fittings referred to in the Specification
9. all additions alterations and improvements in the Premises which may be made during the Term.

UNDERTAKING ALTERATIONS

STRUCTURAL ALTERATIONS

Structural alterations will be prohibited in the main. Structural alterations will only be permitted when consent from the Landlord, Superior Landlord and Management Company is obtained, together with planning or any other necessary consents.

NON-STRUCTURAL ALTERATIONS

The Tenant may carry out minor non-structural alterations to the Premises without the prior written consent of the Landlord subject to details of the alterations being given promptly to the Landlord. Significant alterations will require the Tenant to enter a Licence for Alterations.

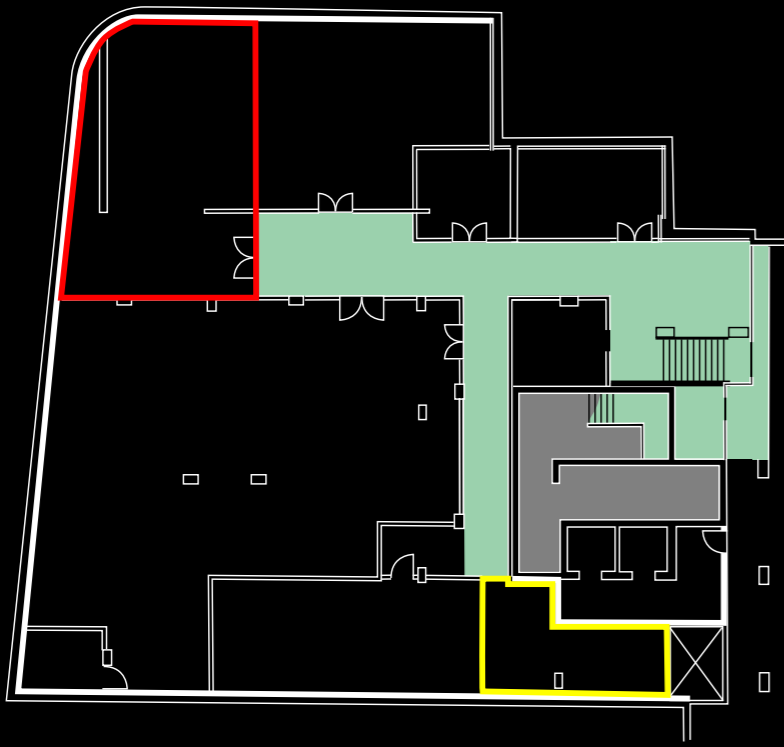
STANDARD OF WORKS

The Tenant will be required to carry out any repairs, decoration and alterations in a good and workmanlike manner to the reasonable satisfaction of the Landlord, with good and proper materials, in accordance with good building practice and in accordance with the requirements of all legislation affecting the works or the means by which they are carried out.

HANDOVER CONDITION

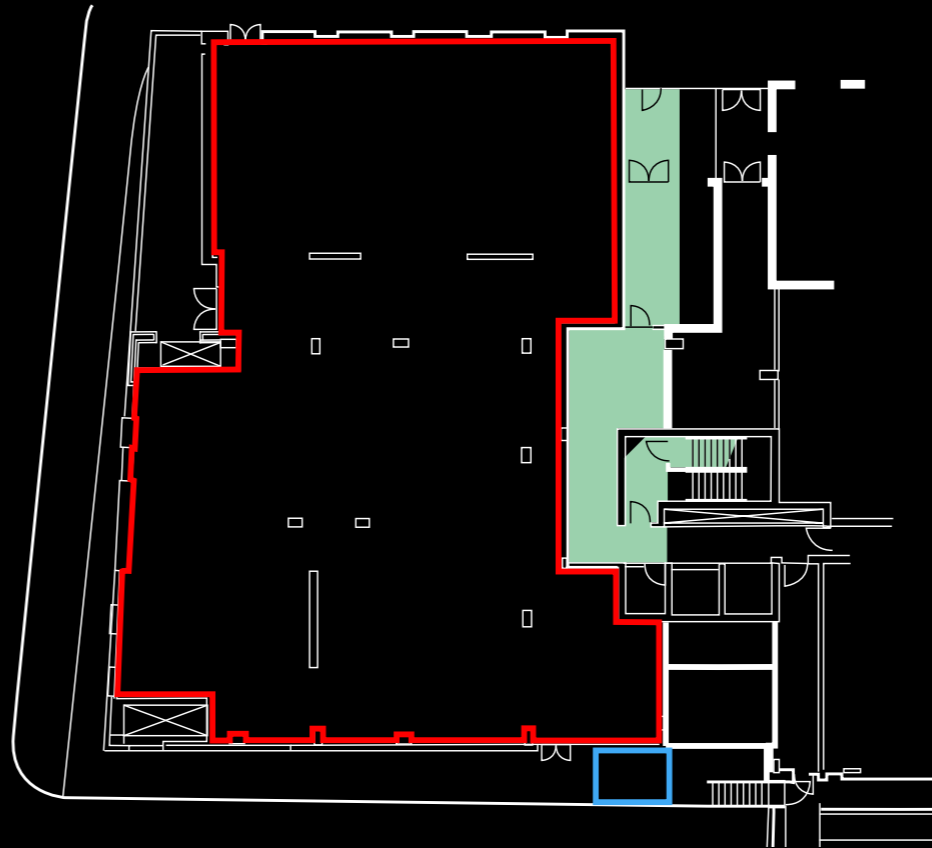
It is intended the Premises will be handed over to the Tenant at completion of the lease in its existing condition. All parties must rely on their own inspections of the Premises to satisfy themselves it is in the condition they require.

LEASE PLANS



BASEMENT LEVEL

Please note plans are indicative only.



LOWER GROUND / GROUND FLOOR LEVELS

- Demise
- Refuse Enclosure
- Designated area for Theatre Plant
- Designated Route(s) for Theatre Plant Maintenance

EXISTING FITOUT, FIXTURES, EQUIPMENT AND LOOSE FURNITURE

The Premises will be handed over with the existing fitout, fixtures, equipment and contents.

London Square believe the following theatre equipment is installed in the unit. However, a technical review of what is currently installed has not been undertaken:

PRODUCTION LIGHTING

The production lighting system comprises an internally wired lighting grid covering the auditorium along with low level production lighting boxes (PLBs). The installation includes a lighting control desk with a selection of LED and halogen luminaires, house lights and working lights.

SOUND & AV INFRASTRUCTURE

The sound & AV infrastructure includes a facilities panel, a range of speakers, microphones, a DSP projector and drop screen. The installation includes a sound control desk.

COMMUNICATIONS, CUES LIGHT, PAGING AND SHOW RELAY

Cue lights are installed at the relevant locations. A show relay system is included in the dressing rooms, offices and backstage areas. The paging system covers the back of house and front of house areas.

STAGING

The staging and seat decking panels comprise fully flexible rostra with the required combination of legs, fasteners etc. The staging panels are painted ply tops on a metal frame.

SEATING

Loose seating is provided to suit the flexible nature of the auditorium.

MISCELLANEOUS

Drapes and tracks are installed to suit the flexible auditorium space. The technical gallery is installed with access via ladder steps. A movable access platform is provided.

PLEASE NOTE:

Prospective occupiers must rely on their own inspection of the Premises to confirm they are satisfied with the handover condition of all equipment, fixtures, fittings and contents of the Premises.

London Square will not be responsible for providing any further equipment, fixtures, fittings, or loose furniture items. Save for existing contents, future tenant will be responsible for providing items such as:

- Computers/ laptops
- Point of sale equipment and tills
- Uniforms
- Loose bar equipment such as glasses
- Loose kitchen equipment (cutlery, crockery, pans etc)
- Stationery and office equipment
- Loose desks, chairs tables etc
- Decorating the Premises
- Keeping the Premises in repair

THE TENDERING PROCESS

STAGE 1 – EXPRESSION OF INTEREST

The tendering process will comprise two stages. Firstly, interested parties will be given an opportunity to inspect the premises and be provided with a period to raise enquiries. Those that wish to enter the tendering process, will be asked to submit an Expression of Interest (EOI). This will include filling in a EOI form; to include information regarding organisational governance, policies, annual accounts and references so due diligence can be undertaken on prospective occupiers.

STAGE 2 – FULL TENDER SUBMISSION

After London Square and Lambeth Council have undertaken due diligence, the most suitable candidates will be invited to submit a proposal for the premises.

After a period of review and deliberation, which might include an interview process with prospective occupiers, and/ or a request to inspect occupiers existing operations, an operator will be selected and notified.

CONVEYANCING PROCESS

The selected party will be expected to pay their own legal and professional costs associated with agreeing the lease and must appoint reputable advisors. All interest parties are encouraged to seek their own independent legal and professional advice.

PROPERTY ALTERATIONS

Certain alterations may not require formal landlord consent e.g. decorative works. However, any significant reconfiguration of the accommodation might require the occupier to enter into a formal Licence for Alterations with the landlord

Indicative detail any such alterations that the tenant wishes to make should be stated at the Stage 1 submission. Full detail of proposed alterations should be provided at Stage 2.

ACOUSTICS

Prospective operators should note that the theatre is attached to and sits adjacent to a large block of residential accommodation. The property is therefore unlikely to be suitable for regular noisy use in the late evening. However, consideration will be given to such uses if the operator can demonstrate that they wish to undertake additional sound proofing measures.

TIMELINE

- Invitation to Tender launched Open House Event for local community and interested parties
19th March (3pm to 6pm)
- Community Engagement Feedback Published w/c **23rd March**
- Deadline for Expression of Interest
27th April
- London Square/ Lambeth concluding review of EOIs and due diligence.
15th May
- Shortlisted Tenderers notified
19th May
- Deadline for Tender Submissions
30th June
- Assessment Period and Deliberation
1st – 16th July
- Target Operator Selection Date
17th July
- Estimated lease completion date
21st August

STAGE ONE – EXPRESSION OF INTEREST

SUBMISSION REQUIREMENTS

An Expression of Interest form will be supplied to prospective tenants that request one.

The Expression of interest form should be submitted via email to London Square as a pdf or as a protected Word document (to john.giblin@londonsquare.co.uk). The London Borough of Lambeth's Culture and Creative Economy Team should also be cc'd in : culture@lambeth.gov.uk

The Expression of Interest form should be submitted no later than 5pm on Monday 27th April.

The form will require interested parties to submit outline proposals for the following three aspects:

ASPECT ONE: THE VISION

Interested parties will need to demonstrate a clear artistic vision for the operation.

The artistic vision for the operation: what it will do, how it will be run and how it will engage with the local community:

- How the flexible auditorium and ancillary spaces will be made accessible and available for arts engagement and wider community uses.
- The artistic policy, and how this will support achievement of all key aspects of the vision (this should include information on priorities, pricing, programming and so on).
- How the artistic vision and policy reflect the likely wants and needs of local and wider audiences and participants (we do not envisage substantial market research for this section).

ASPECT TWO: COMMUNITY ENGAGEMENT

Interested parties will need to demonstrate a commitment to community engagement and community use. Expressions of interest should include outline proposals for:

- Community engagement and communication strategy following opening of the building.
- Outline proposals for how the spaces and other resources may be made available to local groups (including amateur theatre) for theatre and non-theatre uses and on what terms.
- Other local community or education initiatives and outreach programmes that the operator thinks may be relevant for a successful operation in this setting.

ASPECT THREE: EXPERIENCE

Interested parties will need to demonstrate professionalism and relevant experience. Expressions of interest should include:

- Example(s) of relevant experience in operating a successful organisation, space(s), other resources or venue/building that focused on providing access to arts engagement, or a relevant alternative.
- If appropriate, how this venture might complement any other ventures that are current, or planned by the tenderer
- Contact details for two referees (including direct telephone and email contact details)
- Details of appropriate governance and finances.
- Details of existing company structure (charity, limited company and so on) or proposed company structure if the operator is to be a new entity.

STAGE TWO SUBMISSION REQUIREMENTS

Selected parties will be free to format the written submission however they feel will best represent their vision, as long as they cover the information required. Submissions could include written information, images, quotes, photos, drawings, diagrams and so on.

The Stage Two Expression of Interest should be:

- no more than 30 sides A4 paper (and font no smaller than 11pt)
- submitted via email only to London Square as a PDF or as a protected Word document (to john.giblin@londonsquare.co.uk)
The London Borough of Lambeth's Culture and Creative Economy Team should also be cc'd in: culture@lambeth.gov.uk
- sent no later than 5pm on Tuesday 30th June

Interested parties will need to submit detail proposals, providing more detail and context to their Expression of Interest submission, to include the following:

OPERATIONAL DETAIL

ANNUAL OPERATIONAL BUDGETS

Tenderers will be required to provide detail of their proposed operational budgets including income and expenditure projections for the first three years. This will need to include how all artistic and community proposals will be funded, both from existing resources and operational income.

OPERATIONAL MODEL

We will need to understand the tenderers proposed operational model, to include staffing arrangements (e.g. how many full-time, part-time, and freelance staff will be required to support the operational model), and the commercial strategy to be employed that will support or augment the prospective operator's artistic and community strategy.

Detail should also be given as to how the operator intends to clean and maintain the property during their occupation.

MARKETING AND COMMUNICATIONS

The prospective occupier will provide detail of their proposed marketing and communications strategy for their commercial operations, and their artistic and community objectives. A clear understanding should be provided as to how the operator will market and advertise the space and engage with local residents, wider community and the general public.

COMMUNITY USE PLAN

It is expected that the stage two submission will focus on the use of the property as theatre. However, it is also expected that the operator will make the property available for wider community use and hire. A community use plan shall detail any non-theatre related use of the space, and how this will be operated and managed.

London Square will evaluate the tenders with assistance from representatives from the London Borough of Lambeth

ENQUIRIES AND POINTS TO NOTE

DURING THE ENQUIRY PERIOD

Please send all enquiries to:

John Giblin

Commercial Sales and Leasing Manager
London Square

John.giblin@londonsquare.co.uk

The London Borough of Lambeth's
Culture and Creative Economy Team,
culture@lambeth.gov.uk

POINTS TO NOTE

When submitting a Stage 1 Expression of Interest, or Stage 2 Tender Submission, you are also stating that:

1. You have satisfied yourself before submitting your tender as to the accuracy and sufficiency of the information submitted.
2. You understand that information supplied by London Square has been supplied for general guidance in the preparation of the tenders. No responsibility is accepted by London Square for the accuracy of information given to you at the time of tendering.
3. London Square reserve the right to discuss any information provided with Lambeth Council that will be assist with the review and evaluation process.

You have not done and will not do at any time before the notification of tender results any of the following acts:

- a) Communicate to any person other than the person calling for these tenders the details of your submission
- b) Enter into any agreement with any other person
 - whereby they will refrain from tendering; or
 - as to the rates, costs or terms of any tender to be submitted
- c) Offer to pay or give or agree to pay any sum of money or consideration directly or indirectly to any person for doing or having done or causing or having caused anything to be done in relation to this tender.

London Square reserve the right to annul the tendering process and reject all proposals at any time without thereby incurring any liability to you. There will be no contractual arrangement until parties have completed the new lease.

Finally, we thank you again in advance for the work we hope you will want to put into your response and look forward to receiving your initial Expression of Interest.

Subject to Contract.

Misrepresentations Act 1967 – London Square Works Ltd and London Square Developments Ltd do not guarantee the accuracy of this document nor is it intended to form any part of any contract. All areas quoted are approximate. All interest parties must rely on their own investigations.



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