

Expression of Interest

Lease – Level 1, 13 South Tce, Fremantle (Evan Davies Building)

The iconic Evan Davies Building located on South Terrace Fremantle has a vacant premises taking up the whole of the first floor above Dome.

South Terrace is one of the main “strips” in Fremantle with numerous high quality hospitality and retail businesses including Gino’s, Sail n Anchor, Bennies, and the Fremantle Markets.

The premises is 272m2 with the current fit out including a bar, stage and DJ box, open function space, office, males and females toilets, kitchenette and large balcony.

Viewings of the premises can be arranged upon request.





Scope

The City is seeking applications from businesses or individuals to lease level 1, 13 South Tce, Fremantle that can add value to Fremantle's offering as a visitor destination and generate benefits for its residents, workers, visitors and the business community in the long term.

using the following uses as a guideline;

- Food/café facility
- Event/Function area
- Small bar
- Music Venue
- Other

The premise does not have a current Liquor Licence.

Application proposal

In your proposal please address the following points:

- Nature of business.
- Lease proposal.
- Proposed hours of opening.

- Requested Lease timeframe.
- Extent and Design of fit out if applicable
- Activation techniques.
- Referees

The successful applicant must demonstrate strong financial viability and a solid business plan.

Lease Details

The agreement will be a Commercial Lease.

Rent for the premises will be based on a Commercial market rate and determined by an independent market valuation which is currently being commissioned by the City.

Final Lease terms will be subject to Council approval prior to a Lease being finalised.

The premises are offered in an “as is” condition with all required fit out the responsibility of the selected applicant.

Applicants should take into account that the property is a registered heritage building. Any proposed fit out will be subject to an approved development application in line with heritage standards.

Outgoings

Outgoings include but are not limited to;

- Water rates & usage
- Electricity usage
- Building Insurance
- General Maintenance and servicing
- Pest control
- Common area cleaning

Electricity and Water usage are charged on demand.

The Variable Outgoing budget relating to all other outgoings for 2014/2015 financial year equates to \$14,449.66pa + GST, this is charged in equal monthly amounts.

Costs

The applicant will be responsible for all costs associated with necessary due diligence, infrastructure, planning approval, statutory compliances such as food licences, liquor licences and connection to necessary services.

Timeframe

Due to current works being undertaken on the building the premise will be available from 1 July 2015.

It is anticipated that the selection process would conclude within 6 - 8 weeks of the closing date for submissions. Canvassing of Elected Members regarding the selection process will result in applications being omitted.

Proposals can be submitted as follows;

Attention: Nadine Hume, Property Services Administrator, either in electronic copy to nadinew@fremantle.wa.gov.au or in hard copy to:

Property Services
City of Fremantle
PO Box 807
Fremantle WA 6959

Closing date: Proposals will need to be received by 8 April 2015.

The City reserves the right to request a presentation of your proposal to City officers for discussion if shortlisted.

Please note: The City is not under any obligation to offer a Lease to any applicant.

For further information or queries, please contact 9432 9999