

REQUEST FOR TENDER

LEASE OF RETAIL TENANCY AT LLOYDS OUTBACK PLAZA



Lloyds Outback Plaza

The Shire of Meekatharra present this opportunity to lease modern and sleek retail spaces centrally located at 64 Main Street Meekatharra.

Utilising portions of the original supermarket and newsagency such as the fifty year old concrete floor now polished to a high finish, original fence palings repurposed as cabinetry fronts, and leveraging the genuine fondness for the Lloyd and Gerrick name that exists in Meekatharra, the opportunities to start and succeed in your own business are waiting for you in Meekatharra.

Located in a brand new steel framed state of the art building in the original Lloyds Supermarket location. There are five separate opportunities presented with this tender –

Café,
Hairdressing Salon,
2 retail shops and
Art Gallery,

each located around a central mall and co-located with a number of essential services and communal areas on the premises.



Lloyds Outback Plaza



Communal Areas –

Mall with polished concrete floors and planter seats with attractive tree planting. Air conditioning,
One ladies, one gents, one unisex and one ambulant toilets available for staff and public

Outdoor courtyard area behind the facility

Secure car parking behind the facility

Security monitored

Onsite facilities management

Co-located services within the same building

Community Resource Centre/ tourist centre

Conference room with state-of-the-art video conferencing facilities

Museum



Lloyds Outback Plaza

Tenderers are requested to complete the attached tender cover sheet, and provide the following information in their submission, along with a Business Plan.

Criteria for assessment includes -

- 40% - Previous experience operating the proposed business
- 40% - Financial Capacity to undertake the proposed business
 - 20% - Lease fee offered

For further information on this tender, contact Tralee Cable, Community and Development Services Manager, Shire of Meekatharra by email on cdsm@meekashire.wa.gov.au or by phone on 08 99800600

Submissions to be made to the attention of Tralee Cable, Community & Development Services Manager, envelope marked clearly "TENDER RFT 20/21-2 – LEASE OF RETAIL TENANCY - LLOYDS OUTBACK PLAZA",

either

- in person at the Shire of Meekatharra, 75 Main Street Meekatharra
 - by mail to PO Box 129 Meekatharra WA 6642

Electronic submissions may be allowed only with prior agreement. Request for electronic lodgement must be received by Monday 14th December 2020, 4.00pm

Tenders close at 4.00pm Wednesday 16th December, 2020, late submissions will not be accepted.



Tender 1 - Café

Kitchen Area- 28 m2

Servery- 18 m2

Customer area - 38 m2

Equipment included - 1 x double door Arcus freezer,
1 double door Arcus fridge,
1 commercial dishwasher,
shelving to store room and
stainless steel benches to kitchen area.

Council may negotiate on purchase of other essential equipment.

*Services are plumbed to the front counter to allow the addition of
coffee machines and bain marie as required.*

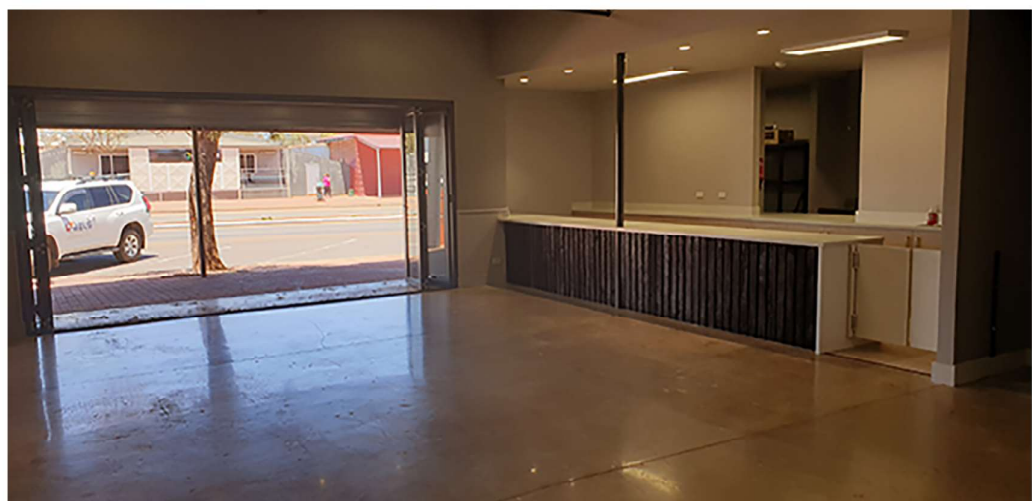
Floor Coverings - Polished concrete to customer area,
vinyl to kitchen and servery

Climate Control - 2 split system air conditioners in customer area,
wn area control

Utilities- own power meter, proportion of water costs

Access - Multifold glass doors that open onto the footpath
of the Main Street to allow for alfresco dining,
multifold glass doors opening into the Mall,
personal access door to facilities.
Security roller door to road frontage

Valuation - \$17,078 PA rent



Tender 2 - Shop 1

Area - 33.75m²

Floor Covering - Vinyl

Climate- Split system, own control

Hand Basin- hot and cold water

Utilities - own power meter

Access - Double glass doors from the Mall,
full length display window to full wall leading into Cafe

Valuation - \$4,724 PA rent



Tender 3 - Shop 2

Area - 26.75m²

Floor Covering - Vinyl

Climate- Split system, own control

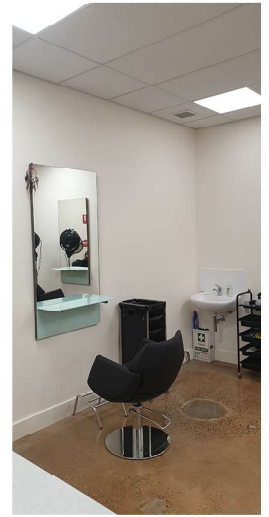
Hand Basin- hot and cold water

Utilities - own power meter

Access - Double glass doors from the Mall,
full length display window to Courtyard

Valuation - \$3,747 PA rent





Tender 4 - Salon

Salon Area - 18 m²

Reception Area - 14.75m²

Floor Covering - Polished Concrete

Climate Control - Split System air conditioner, own area control

Equipment Included - hair washing basin and chair,
2 cutting stations including chairs and mirrors
with shelf and footrest.

Own hot water system and separate handbasin.

Lounge to reception area.

Cabinetry includes display shelving and
lockable cash drawer.

Utilities - own power meter, proportion of water costs

Access - Double glass doors from the Mall,
full length display window to wall to Mall,
personal access entry door with security
roller shutter to footpath on the Main Street

Valuation - \$5,250 PA rent





Tender 5 - Gallery

Area - 74 m²

Hand basin - hot and cold water

Climate Control - split system with own area control

Lighting system - dimmable and moveable track lighting system

Connectivity - WPS point

Hanging System - Rail and hooks installed.

Utilities - own power meter

Access - Multifold glass doors from the Mall,
full length display window to wall to Mall,

Double solid doors into Community Resource Centre

Valuation - \$9,248 PA rent

