



Hospitality Lease Opportunity

Expression of Interest



Looking for an exciting new opportunity in a great location?

The Shire of Boddington is seeking Expressions of Interest to lease a hospitality facility. Experienced food and beverage operators who are committed to the growth and promotion of Boddington are encouraged to consider this opportunity.

While the premises previously operated as a café, the Shire is open to new ideas on how the space can best be utilised to service the community and growing tourism industry.

The space includes indoor and outdoor dining areas, preparation, kitchen, serving and storage spaces. A limited range of plant and equipment are included in the lease including a coffee machine, grinder, bench refrigerator and freezer, gas oven and electric deep fryer.

The site is located within the Boddington Library and Visitor Centre building in the Hotham Park Precinct.



About Boddington

Situated on the banks of the beautiful Hotham River within an hour south of the metro area, Boddington is home to a thriving and diverse community.

With a resident population of approximately 1750 people, Boddington also sees a large number of drive-in/drive-out visitors due to the two large-scale mining operations located within the Shire.

As the most Eastern part of the Peel Region, Boddington borders the Wheatbelt and is within an hour's drive of Mandurah and Armadale, making it an ideal day-trip destination.

After the recent major redevelopment of Hotham Park, the premises are situated in a prime location, only a stone's throw from the Youth Centre, Caravan Park, Boddington Community Resource Centre and Boddington Arts Council.

Hotham Park features a state of the art Pump Track, Skate Park, Outdoor Gym, Half Court and Nature Playground, which have become a major attraction for both locals and tourists.

A number of key projects are planned for the next three years to grow visitation, including the redevelopment of the Caravan Park, establishment of mountain bike trails, a town centre revitalisation and restoration of the river as a recreational asset.

For more details visit the Current Projects page on the Shire website www.boddington.wa.gov.au.



The Facility

The Shire of Boddington invites Expressions of Interest from experienced hospitality operators to activate a key venue in the heart of Boddington's Community Precinct. This site is ideally located to serve library visitors, tourists, users of Hotham Park, and the wider community.

With ongoing investment in the Hotham Park precinct, six vibrant murals across town, a growing sculpture trail, and new attractions such as the Dump Truck and mountain bike trails currently under construction, Boddington's appeal as a regional destination continues to grow. Located in the town's main tourism precinct, this is a prime opportunity to establish a business that adds to Boddington's vibrancy and raises its profile. Previously operated as the Hotham River Café, the site is well suited to a range of uses. The Shire welcomes fresh ideas for the space, with a focus on delivering quality experiences that complement the stunning location.

Additional information, including the original architect's drawings and site photos, can be provided upon request. Site visits can also be arranged in advance.

EOI Requirements

The Shire of Boddington invites Expressions of Interest from hospitality operators interested in leasing and operating a café or hospitality venue. Applicants are requested to complete the form below.

Applicant Details

Legal / Trading Name:		Primary Contact:	
Phone:		Email:	

Proposed Business Concept

Describe proposed food, beverage and service offering (e.g. <i>café, takeaway, licensed, family-friendly, tourism-focused etc.</i>):	
Preferred lease term:	years

Operations

Proposed opening date (or indicative timeframe):	
Proposed days and hours of operation: <i>(Please note: preferred minimum operating hours are 9.00am–4.00pm, at least 5 days per week (including weekends and public holidays), with seasonal flexibility.)</i>	
Capacity to operate during community events and peak visitation period:	Yes No

People and Experience

Relevant hospitality / business experience:	
Estimated Staff numbers (<i>inc. Owners</i>):	

Fit-out and Timing

Any proposed fit-out works:	Yes No Briefly describe if yes:
Indicative commencement of works:	

Declaration

I can confirm the information provided is true and correct and acknowledge this EOI does not guarantee progression to a formal lease:	Yes No
Signature:	Date:

Important Note

To help assess your submission fairly, please ensure your Expression of Interest addresses the matters listed above. If anything is unclear, the Shire may contact you to request clarification or additional information. Please note that submitting an Expression of Interest does not guarantee progression to a formal lease.

Submission Details

Expressions of Interest are to be submitted by email to: shire@boddington.wa.gov.au

Timeline

27 April 2026	Applications open
1 - 20 May 2026	Site visits by appointment;
29 May 2026	Expressions of Interest close;
25 June 2026	assessment process concludes.

Further Information

For further information, please email shire@boddington.wa.gov.au or phone 08 9883 4999.
All enquiries will be treated as confidential.

