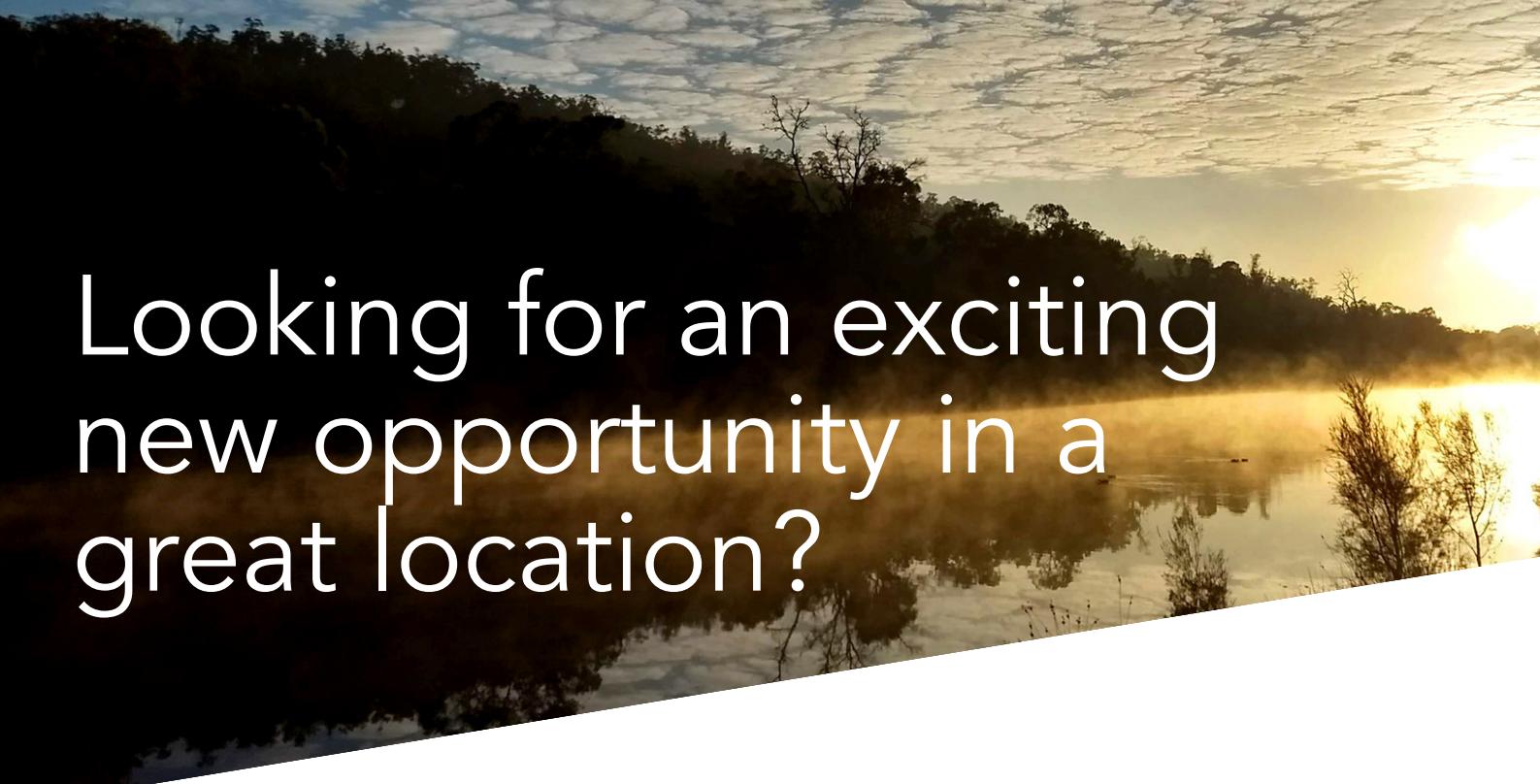




Expression of Interest

Lease Opportunity





Looking for an exciting new opportunity in a great location?

The Shire of Boddington is currently seeking Expressions of Interest for the lease of an exciting facility. Operators that are committed to the growth and promotion of Boddington are encouraged to consider this opportunity, located within the Hotham Park Precinct.

Initially opened in 2018 after a major redevelopment, the Boddington Visitor & Interpretive Centre is located on Wuraming Avenue, next to the Boddington Community Resource Centre, within the newly opened Hotham Park.

The premises currently houses a cafe, tourism interpretive area, and library. Following closure of the cafe, 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 areas, preparation, kitchen, serving and storage spaces. A large range of commercial plant and equipment is included in the lease including coffee machine, grinder, bench refrigerator & freezer, gas oven and electric deep fryer.

The site is a key component of the Community and Tourism Precinct, providing a service to library users, tourists, users of Hotham Park and the general community. With the completion of the award winning Hotham Park in 2021, now is opportune time get on board and contribute to increasing the profile of Boddington as an exciting destination.

The facility has been utilised as a cafe and tourism space for the last 5 years, and may be suitable for a range of hospitality or other complementary uses. The Shire is open to new ideas for the space, including the possibility of an expansion of the leased area, greater than what was previously on offer.

Additional information on the site, including the original architect drawings and site photos, can be provided upon request.

The lease fee associated with the facility is \$250pw for year 1 and then in accordance with market valuation thereafter (or as negotiated). The Lessee will be required to meet the costs of all outgoings.



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 hours 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 stones 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 3 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.

EOI Requirements

Expressions of interest should address the following items:

- A detailed outline of the proposed use of the space, and which areas within the facility are proposed to be utilised.
- Extent to which the use will be complementary to Hotham Park and the ongoing development of Boddington as a tourist destination.
- Detail of proposed hours and days of operation.
- Detail of estimated staff numbers that would perform activities as a part of the proposal.
- Experience in the proposed activity.
- Preferred timeframe for commencing operations.
- Proposed length of lease.

Timeline

7 March 2023	Applications open
13 - 24 March 2023	Site visits by appointment
6 April 2023	Expressions of Interest close
30 April 2023	Assessment process concludes

Further Information

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

