



Expression of Interest

Hospitality 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 hospitality facility.

Experienced hospitality operators that are committed to the growth and promotion of Boddington are encouraged to consider this opportunity, located within the Hotham Park Precinct.

While the premises are currently operating as a cafe, the Shire is open to new ideas on how the space can best be utilised as a hospitality venue 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 coffee machine, grinder, bench refridgerator & freezer, gas oven and electric deep fryer.

The site is located within the Community Hub, which is home to the Boddington Visitor and Interpretive Centre, as well as the public library.



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 1850 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.

The Facility

Recently 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 site is a key component of the Community Precinct, providing a service to library users, tourists, users of Hotham Park and the general community. With the completion of Hotham Park in the 2020/21 financial year, now is opportune time get on board and contribute to increasing the profile of Boddington as an exciting destination.

Currently operated as the Rusty Camp Oven Cafe, the site is suitable for a range of hospitality applications. The Shire is open to new ideas for the space, with the focus to be on providing a quality hospitality experience to compliment the stunning location.

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

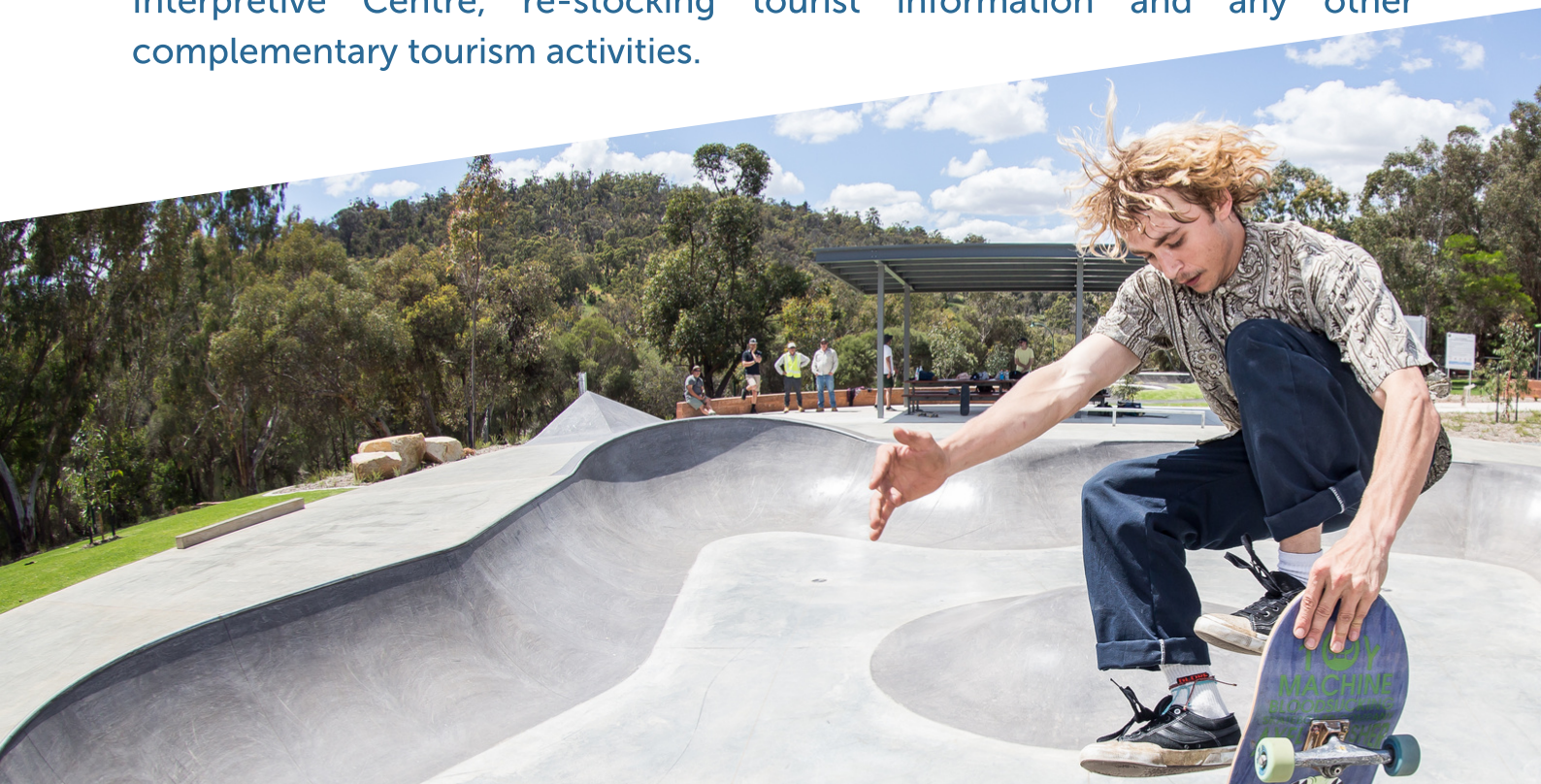
Site visits can also be organised with prior arrangement.



EOI Requirements

Expressions of interest should address the following items:

- Detail of use.
- Extent to which the use will be complementary to the Hotham Park redevelopment.
- Detail of hours and days of operation (minimum 9am - 4pm, 5 days per week, including weekends and public holidays, with seasonal flexibility).
- Commitment to open additional hours when events and activities are held within the precinct and the Boddington area.
- Detail of estimated staff (or volunteer) numbers that would perform activities as a part of the proposal.
- Details of contingency resources to ensure the minimum opening hours are able to be achieved.
- Experience in the proposed activity.
- Preferred timeframe for commencing operations.
- Proposed length of lease (expected period of 3 - 5 years).
- Detail of any fit-out requirements that will be requested by the lessee to be undertaken by the Shire, and estimated cost.
- Financial consideration per annum, noting Council are willing to consider a reduced rent for year 1, dependent on the level of fit-out required.
- Ability to offer tourism services, including supervision and promotion of the Interpretive Centre, re-stocking tourist information and any other complementary tourism activities.





Timeline

1 September 2021	Applications open
1 - 30 September 2021	Site visits by appointment
30 September 2021	Expressions of Interest close
21 October 2021	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.