



EXCITING OPPURTUNITY FOR A CAFÉ OPERATOR!

Are you looking to enter into the café business industry, or expand your current café operations in Hobart?

An exciting opportunity now exists for a café operator to join our new convenient architecturally inspired healing environment within Hobart CBD. At Your Hobart Health we have available a comprehensive Primary Health care team. This team comprises General Practitioners, GP Skin cancer specialists, Pharmacists and Psychologist. We will soon be able to offer Dieticians and Diabetic educator services, Physiotherapy, Podiatry and a Pathology Collection and diagnostic centre. We are seeking Expressions of Interest from those who are excited to become part of a new team in a great health centre setting.

Successful applicants will be sub-leasing our café space which is within our medical centre which neighbours a 24/7 gym. The café is at the entrance to our centre and opens into our shared foyer space which encompasses a large waiting room and cafe area. You will have access to street frontage and can operate outside of the health centre hours if required (can open earlier via separate serving counter). We are looking for someone committed to healthy food and beverage options and someone who is environmentally conscious.

Currently seeking:

- An entrepreneur that is excited to work with our business team to complement our medical centre with a first class coffee/refresh café.
 - Minimum hours of Operations: Mon to Fri- 0730-1530hrs negotiable, Saturday and Sunday negotiable.
 - Someone committed to commencing operations in March 2019 on a sub-lease basis.
 - Leasing arrangements are negotiable and will be discussed with serious applicants only.

Required qualifications:

- Experience in operating a successful café of similar operation
- Demonstrated experience in the provision of onsite catering
- Demonstrates an ongoing commitment to the provision of healthy food and beverage options
- Have the ability to apply for and register all relevant local council requirements
- Have the right to work and live in Australia
- Have no regulatory non-compliance matters outstanding either past, present or future.

Premises for Lease

- A floor plan of the cafe and toilets is attached in *Appendix 1*.
- The cafe is fully fitted out and will contain fixtures and fittings as detailed in *Appendix 2*.
- cafe permits, approvals and registrations completed with council

Lessee's Responsibilities:

- Maintaining minimum operating hours throughout the term of the Lease. Hours of operation to be determined in negotiation.
- All cafe utilities and consumables;



- Procurement and installation of Point of Sale system/s;
- Procurement and installation of coffee machine and grinder;
- Procurement of all serving and operational items;
- Procurement of all loose furniture required for the cafe and dining space;
- Cost of Cafe signage as agreed by Your Hobart Health

Expression of Interest Process:

- A completed, signed and dated Expression of Interest form – visit <https://yourhobarthealth.com.au/work-with-us/> to download
- The respondents proposed menu and pricing structure;
- The resume of all respondents;
- Any other supporting documentation the respondent feels is relevant to the EOI.

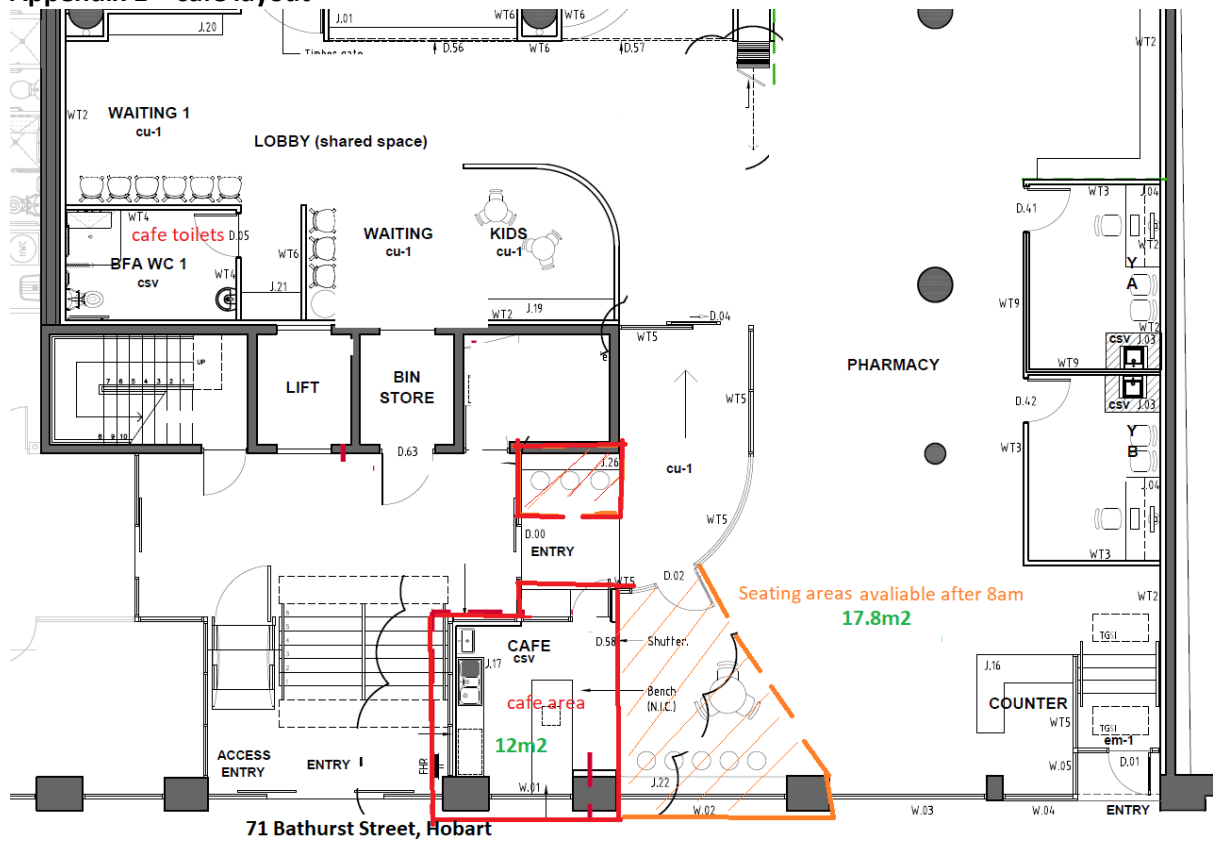
Indicative Timetable;

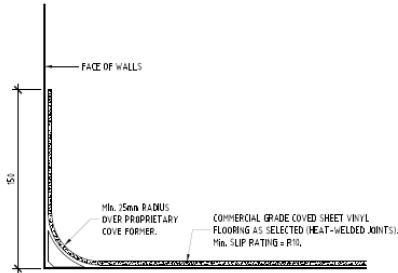
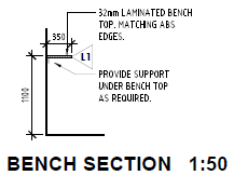
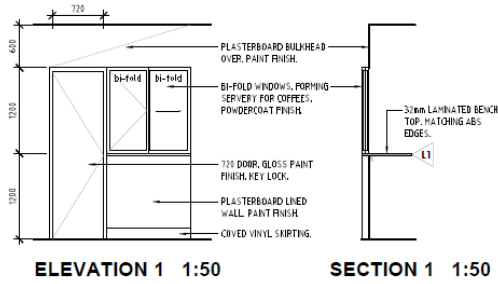
Activity	Date
Expression of Interest issued	4 th February
End of period for questions or request for information	14 th February, 1700
Closing time of offers	25 th February
Intended date for formal notification of successful Applicant	2 nd March
Intended contract commencement date	Date to be negotiated, preferred start mid March.

Evaluation Criteria	Applicants Response <i>(Attach additional information or documents if applicable)</i>	Weighting
Relevant industry experience in delivery of Café style services with a proven ability to deliver a high quality customer focussed service		30%
Appropriateness of café services offered (including example menu and costings)		30%
The respondents ability to meet Your Hobart Health's objectives;		15%
Environmental management systems and environmental approach		15%

For further information please contact:	
Name:	Jesse Hardy
Email:	HRmanager@yourhobarthealth.com.au

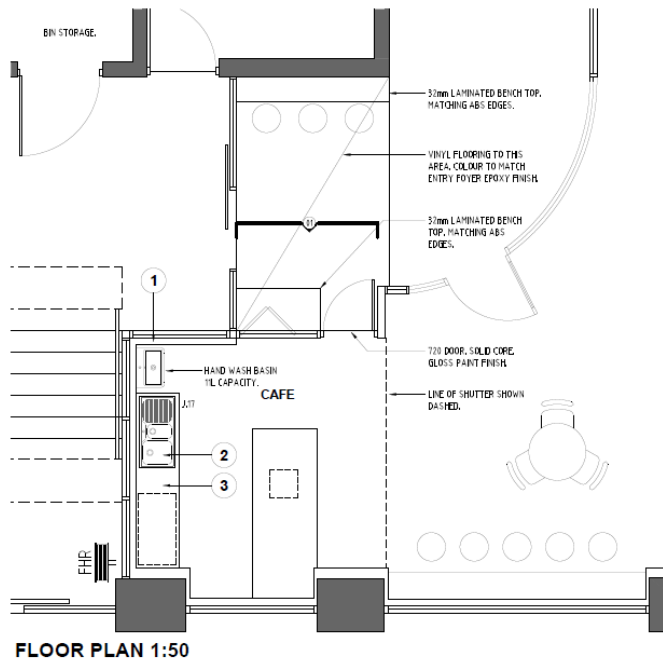
Appendix 1 – café layout





TYPICAL COVING DETAIL 1:2
TYPICAL COVED SHEET VINYL (CSV) SKIRTING AS 4674-2004 - FIGURE 3.1

NOTE: THIS DETAIL IS TYPICAL AT ALL WALL / FLOOR JUNCTIONS IN PROPOSED CAFE.



CAFE OPERATION NOTES

CLEANERS SINK FOR CAFE USE IS LOCATED AT THE REAR OF THE FACILITY. ACCESS TO THIS IS AVAILABLE TO CAFE STAFF AT ALL TIMES OF OPERATION.

STAFF TOILETS ARE AVAILABLE AT THE REAR OF THE FACILITY FOR USE BY CAFE STAFF. THEY WILL ALSO HAVE ACCESS TO THE BFA STAFF TOILET.

STAFF LOCKERS FOR THE STORAGE OF CLOTHING, FOOTWEAR AND PERSONAL EFFECTS FOR CAFE EMPLOYEES WILL BE LOCATED ADJACENT TO THE MEDICAL CENTRE STAFF LOCKERS AT THE REAR OF THE FACILITY AND BE ACCESSIBLE AT ALL TIMES.

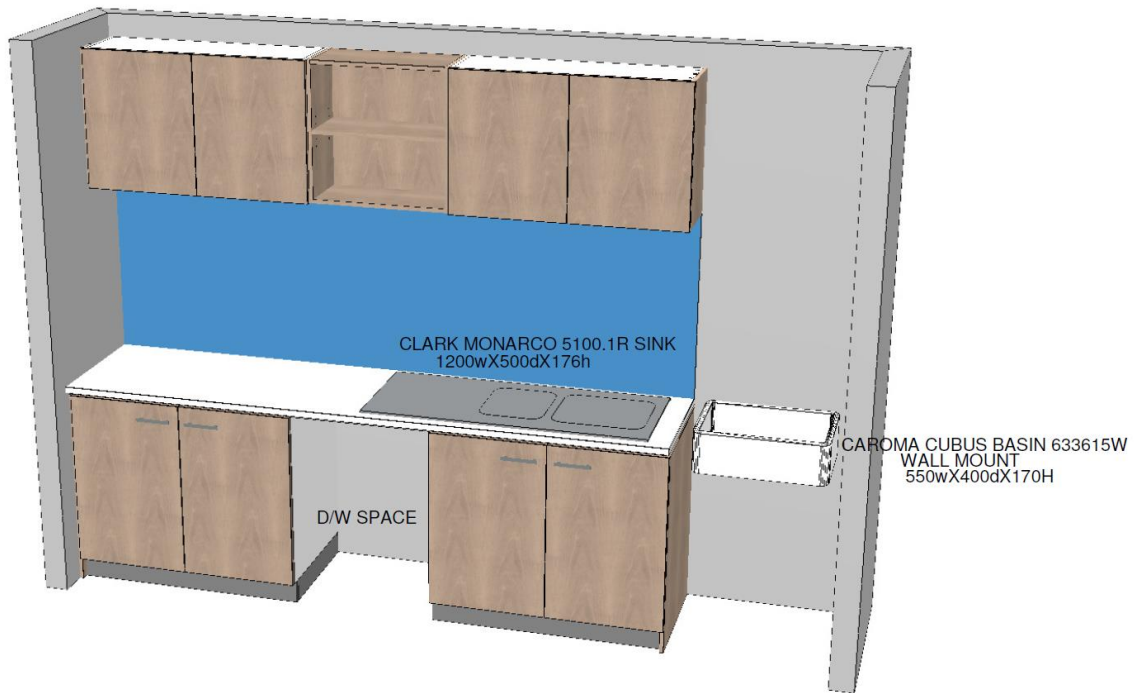
THE BIN STORE FOR THE CAFE IS LOCATED NEAR THE LIFT FOR THE BUILDING AT THE TOP OF THE STAIRS. THIS WILL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE RELEVANT CODES.

FINISHES/FIXTURES SCHEDULE

- CAROMA CUBUS WALL MOUNT BASIN 1TH (Code: 633415W)
CAROMA ECO CHROME BOTTLE TRAP (Code: 601295C)
CAROMA LUNO BASIN MIXER (Code: 9614125A)
- CLARK MONACO 1.75 END 80W/L 1TH PHB 5100-1R CAFE
CAROMA AQUA SINK MIXER (Code No. 92946CAL)
- DISHWASHER UNDER BENCH. SUPPLIED BY CLIENT.

23. CAFE WORKS

Appendix 2 – fixed furnishings



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In addition Your Hobart Doctor will provide the tables and chairs in the orange highlighted area.

NB: We can help with rent/ try / buy options for coffee machines/girders



Landlord:	Your Hobart Health 71 Bathurst street, Hobart
Tenant
Premises:	Cafe Part of ground floor, 71 Bathurst street, Hobart
Permitted Use:	Cafe and sale of coffee, light refreshments and other such items.
Commencing Base Rental:	\$ to be negotiated per annum plus GST, payable in equal calendar monthly instalments, in advance Include all outgoings
Outgoings:	In addition to rent, the Tenant must pay for: All charges associated with the operation of the Tenant's business from the premises including cleaning and repairs of the premises and equipment. <i>Energy and water costs will be included in the negotiated rental amount.</i>
Term of Lease:	Terms of lease and options TBA
Further Term:	TBA
Lease Commencement Date:	No later than (TBA) or, if required, completion of Your Hobart Health statutory obligations relating to the grant of lease.
Rental Commencement Date:	One month after Lease Commencement Date.
Base Rent Review:	Increased in line with the Tasmania All Ords March on March annual CPI movement except at the commencement of any Further Term when there shall be a review of market rental. Shall be by agreement between the parties or failing agreement as determined by an independent valuer, the cost of which is to be shared equally between the parties unless an alternative approach is agreed by both parties.
Security Deposit/ Bond:	
Legal Costs:	The Landlord's solicitors will prepare a draft lease and each party will be responsible for its own costs with respect to the finalisation of the Lease.
Insurance:	The tenant is required to take out public liability insurance for a minimum of \$20 million.
Landlord's Installations:	All 'Your Hobart Doctor' items as detailed in Appendix 2
Tenant's Works:	Operation of the cafe
Goods & Services Tax:	The amount of any Goods and Services Tax (GST) levied in respect to any supply made under or in accordance with the Lease (including, but not only, the leasing of the premises) will be reimbursed to the Landlord by the Tenant.



Appendix 4 - EXPRESSION OF INTEREST FORM

Respondents must complete the following details:

Contact Name:	
Company Name: ACN: ABN:	
Mailing Address:	
Telephone:	
Fax:	
Email:	

Previous Experience

Please provide details of previous industry experience which demonstrates your ability to succeed in this venture:

Experience One:	
Experience Two:	
Experience Three:	

References

Please provide contact details of three relevant references

Referee 1:
Name:
Company:
Address:
Phone:
Referee 2:
Name:
Company:
Address:
Phone:
Referee 3:
Name:
Company:



Address:
Phone

Lease Terms;

Please provide details of your preferred lease terms:

<p>Lease Term:</p> <input type="checkbox"/> 1 years + 1 year option <input type="checkbox"/> 2 years + 2 year option <input type="checkbox"/> 3 years + 3 year option <input type="checkbox"/> Other. Please specify _____	
<p>Rate:</p> <p>Please nominate the rate per square meter/ per annum you would be prepared to pay as the successful Lessee:</p>	
<p>Other Comments:</p> <p>If you have any further comments in relation to the lease please list them</p>	

Preferred Operating Hours:

Monday to Friday	
Saturday	
Sunday	

Submission Checklist

All submissions must include:

- Completed, signed and dated Expression of Interest Form
- Proposed menu and pricing structure
- Resume of all respondents
- Any other supporting documents (Please list attached documents)

Acknowledgement and declaration

We acknowledge that, by submitting this proposal, we accept and acknowledge that we are bound by the terms and conditions stated in the invitation.



We declare that we have no direct or indirect conflict of interest in participating in the development outlined in the Invitation. We authorise Your Hobart Health to contact our Referees as noted above and to obtain from them any relevant information to assist in evaluating this proposal.

If the respondent is a company:

SIGNED for and on behalf of

.....

(Print Name of Company)

By

.....

.....

(Sign and Print Name and Title)

If respondent is an individual:

SIGNED by:

.....

.....

(Sign and Print Name and Title)

Dated

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