

## Expression of Interest Form



The City of Norwood Payneham & St Peters is seeking Expressions of Interest from experienced business operators for the leasing or licensing of the commercial tenancy located at 49 George Street, Norwood, being a portion of the Norwood Town Hall Civic Centre.

**Expressions of Interest close on Friday 6<sup>th</sup> November 2020 at 4.00 pm (ACST) at the offices of McGees Property.**

### OFFERING FOR LEASE OR LICENCE

- Commercial tenancy of 446 square metres approximately spread across two levels
- Separately metered and secured

This document should be used for registering an Expression of Interest to lease or licence this premises. Please complete all sections including the attached application form. Failure to complete all sections may result in your Expression of Interest not being considered.

The Council is not bound to negotiate with any person who registers interest. This process does not create any binding obligations on either party until a formal Lease or Licence Agreement is entered into.

Following completion of the details set out in the form, we ask it be marked "*Private and Confidential*" and forwarded to:

Attention: **Craig Feely,**  
**Director, McGees Property**  
Email: [cfeely@adl.mcgees.com.au](mailto:cfeely@adl.mcgees.com.au)  
Phone: 08 8414 7800  
Facsimile: 08 8231 1143  
Office: Level 10, 60 Waymouth Street, Adelaide, S.A. 5000 / GPO Box 1646, Adelaide, S.A. 5001

## Expression of Interest Form

### 1. Details of Prospective Lessee Entity

Individual(s)/Company Name:

ABN:

Registered Address:

Principal Contact:

Telephone:

Email:

### 2. Commercial Terms Offered

Lease Term:

Three (3) years.

A shorter term under a Licence Agreement would also be considered.

Commencement:

Rental:

Outgoings:

Bank Guarantee Amount:

Other Terms:

## Expression of Interest Form

### 3. Proposed Use

*The Council is seeking high quality and professional operators to activate the premises at 49 George Street, Norwood. Please describe your proposed use for this site and how you will deliver tangible benefit for the local City of Norwood Payneham & St Peters community (including, e.g. increasing social engagement, promoting health and well-being, providing educational / life-long learning opportunities, contribution to local history / cultural heritage or the environment, increasing current utilisation of the facility, providing essential services, or contributing to local economic growth).*

*Greater priority will be given to prospective tenants that can:*

- deliver tangible benefit for the local community;*
- demonstrate majority membership / participation, sourcing of goods or services, and/or creation of employment opportunities from within the City of Norwood Payneham & St Peters; and/or*
- demonstrate that the proposed use of the premises aligns with the Council's strategic objectives contained within CityPlan 2030, in particular:*
  - to establish community hubs that integrate social support, health, recreational and commercial services in multi-purpose spaces;*
  - to provide spaces and facilities for people to meet, learn and connect with each other;*
  - to support and encourage small, speciality, independent and family-owned businesses;*
  - to attract diverse businesses to locate in our City; and/or*
  - to foster emerging enterprises and industries.*

*Consideration will also be given to prospective tenants who can demonstrate that their proposed use:*

- meets a need or demand for a particular service or activity within the City;*
- facilitates use by multiple user groups (e.g. through shared use or sub-leasing / licensing arrangements); and/or*
- involves a creative or innovative element, or forms part of an emerging enterprise or industry.*

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### Expression of Interest Form

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*What infrastructure will you need to establish within the commercial space*

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*Please detail the last five (5) years' business or related experience*

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## *Expression of Interest Form*

### 7. **Applicant Information**

Applicant to complete attached Applicant Information Form.

### 8. **Authority**

The registrant, by signing this document, authorises the Council to make whatever enquiries it deems appropriate to satisfy itself as to the ability of the registrant to enter into a lease of the property for the terms proposed.

Signature of Individual or on behalf of Company Representative registering interest:

Signed:

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(Print name in BLOCK LETTERS)

Date:

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## Expression of Interest Form

### APPLICANT TO PROVIDE THE FOLLOWING INFORMATION

(this forms part of the Expression of Interest)

Registered Name of Business:		
Postal Address:		
ACN Number:		
ABN Number:		
Contact Name:		
Drivers Licence Number:		
Contact Phone Number:	Business:	Mobile:
Email Address:		
Personal Address:		
Lessee Name: (The name the Lease will be in)		
Nature of Business:		
Trading Experience:		
Full Name and Address of Director(s):	Name: Address:	
Full Name and Address of Director(s):	Name: Address:	

### REFERENCES:

#### (a) Trade

Company Contact

Address

Telephone

#### (b) Bank

Company Contact

Address

Telephone

#### (c) Landlord

Company Contact

Address

Telephone