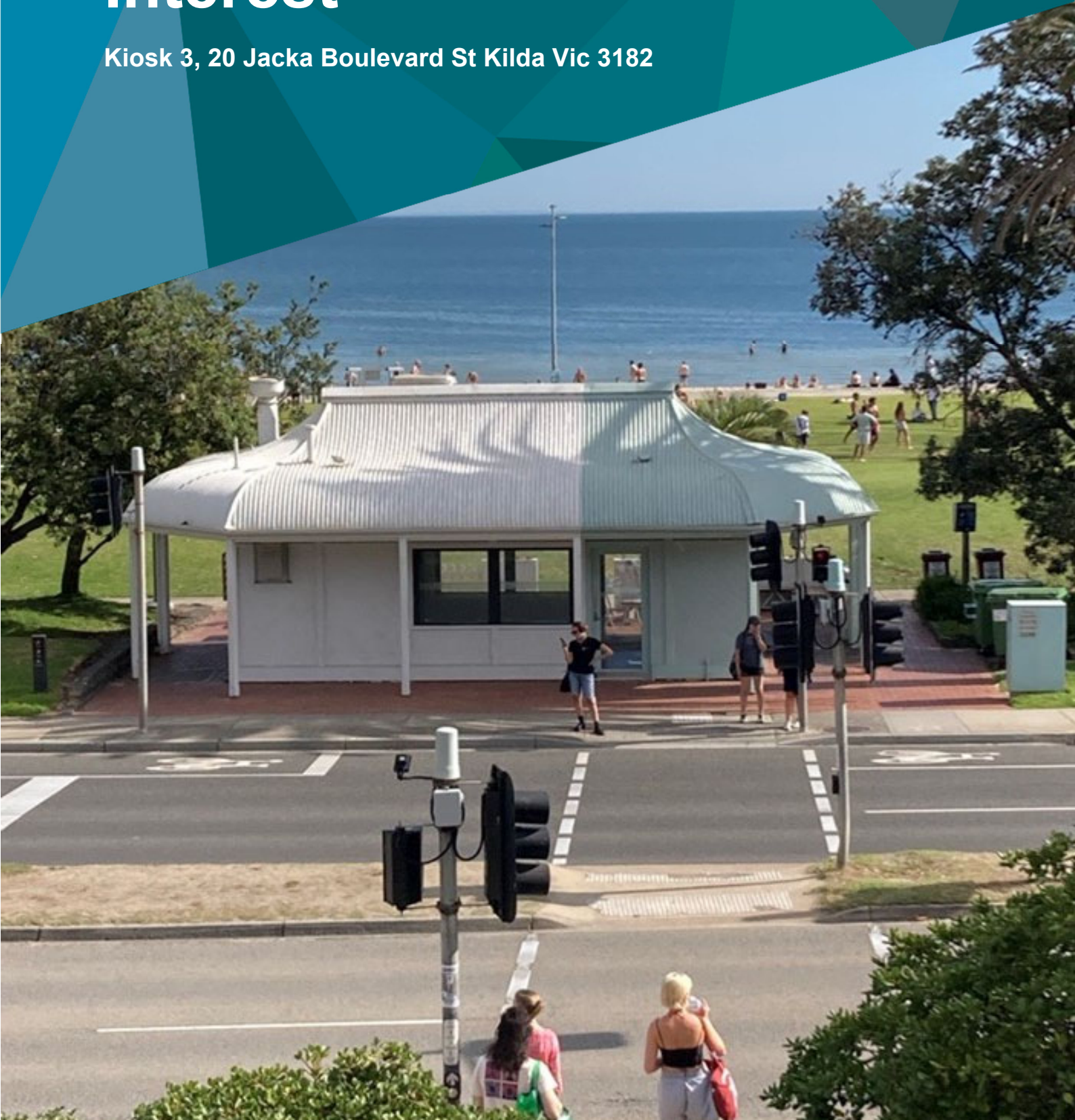




Expression of Interest

Kiosk 3, 20 Jacka Boulevard St Kilda Vic 3182



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The City of Port Phillip is seeking expressions of interest for a lease of Kiosk 3 at 20 Jacka Boulevard, St Kilda, VIC 3182, a food and beverage kiosk near the beach and Bay Trail.

The site is on Crown Land that is managed by the City of Port Phillip.

Background

The City of Port Phillip is the landlord for Kiosk 3, 20 Jacka Boulevard St Kilda.

This food & beverage kiosk opportunity is very near the Beach and the Bay Trail, popular for dining and recreation among local residents and visitors.

Key features include:

- Prominent location, highly visible to high foot, cycle and vehicular traffic
- On average, over twenty thousand vehicles pass the Kiosk daily
- Next to pedestrian crossing, which provides a public thoroughfare to South Beach Reserve and the foreshore
- At South Beach Reserve, a popular location for festivals and events

The kiosk has recently become vacant following the recent expiry of the previous tenant's lease.

The Lease

As part of the potential new lease, Council is offering a successful bidder of a public Expressions of Interest process a new 3-year lease with a further 3-year option (subject to compliance with lease obligations)

Proposed key conditions for the lease include:

- Market rent. Noting the rent passing under the previous tenant's lease was around \$45,000 per annum.
- Lease term – initial 3-year term with entitlement to a further 3-year option
- Maintenance of the property resides with the tenant, except for Essential Safety Measures, and to the extent permitted by the Retail Leases Act.
- 3% fixed annual rent reviews.
- External areas around the premises suitable for outdoor ancillary use will be subject to a Crown licence

Extent of premises

Please see image of plan of premises:

PLAN



Questions and Answers

Why is Council offering a new lease?

The previous tenant's lease recently expired. In accordance with Crown Leasing and City of Port Phillip Property Policy, it will now be offered by way of public Expression of Interest.

Are any works required to the property by an incoming tenant?

The property was comprehensively refurbished in 2022 and is in a good state of repair. Any internal fit out would be the responsibility of the incoming tenant.

Does the property have to be leased to (user – e.g. food and beverage?) Or can it be used as something else?

Council is proposing a potential new lease which accords broadly with the existing use of the premises which is “kiosk and associated activities”

The Land is in Crown Allotment 102A at St Kilda, Parish of Melbourne South, and temporarily reserved for recreation, convenience and amusement of the people by Order in Council of 5 June 1906 (vide Government Gazette, 13 June 1906, page 2379

City of Port Phillip is the Committee of Management, under the Crown Land (Reserves) Act 1978).

To lease the land will require Crown consent, and the use(s) permitted by the lease cannot be detrimental to the purpose of the reservation.

Further, any lease for a use inconsistent with the purpose of the reservations will require further discussion and would be subject to agreement with Crown.

What will happen to the existing tenant of the property?

The existing tenant of the premises moved out following their lease expiry in March 2025 and the property is currently vacant.

What will be the licensing conditions under the new lease?

The potential new lease contains a user clause which stipulates the premises must operate as a kiosk and associated activities. Off-site sales of packaged alcohol are not permitted as part of the user clause.

Specific licensing conditions (such as hours of operation) would be subject to separate licensing process, as will all licensed venues.

Will the property be vacant? For an extended period?

The property has recently become vacant and is anticipated a successful submission would be able to occupy the premises at their first available opportunity.

How will bids be evaluated?

Council seeks best overall value when evaluating bids.

This will include an assessment of bids upon the following evaluation criteria (ranked in order of importance)

- Financial/commercial terms
- Relevant experience and track record including capability and capacity to comply with the Lease and the assessed level of risk associated with non-compliances.
- Vision for use including contribution to public visitation to the asset and specifically addressing how the use will benefit the location.
- Social responsibility and environmentally sustainable performance obligations

When will we know what will happen / the outcome?

Council's Expression of Interest process will conclude on 6 June 2025, and evaluation of submissions will then be carried out. A decision over new lease arrangements arising from the process will be concluded before Spring 2025.

I'm interested in putting forward an Expression of Interest. How can I do this?

Register your Expression of Interest via Tenderlink: www.tenderlink.com/portphillip