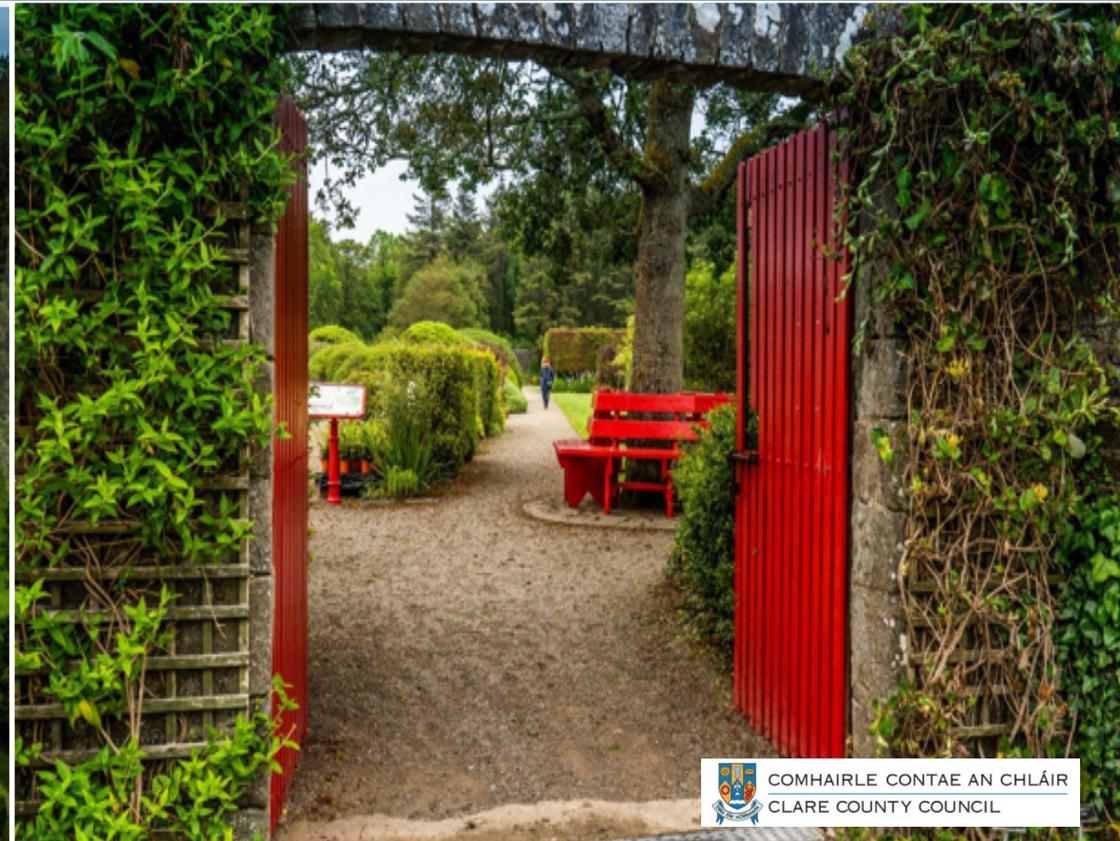
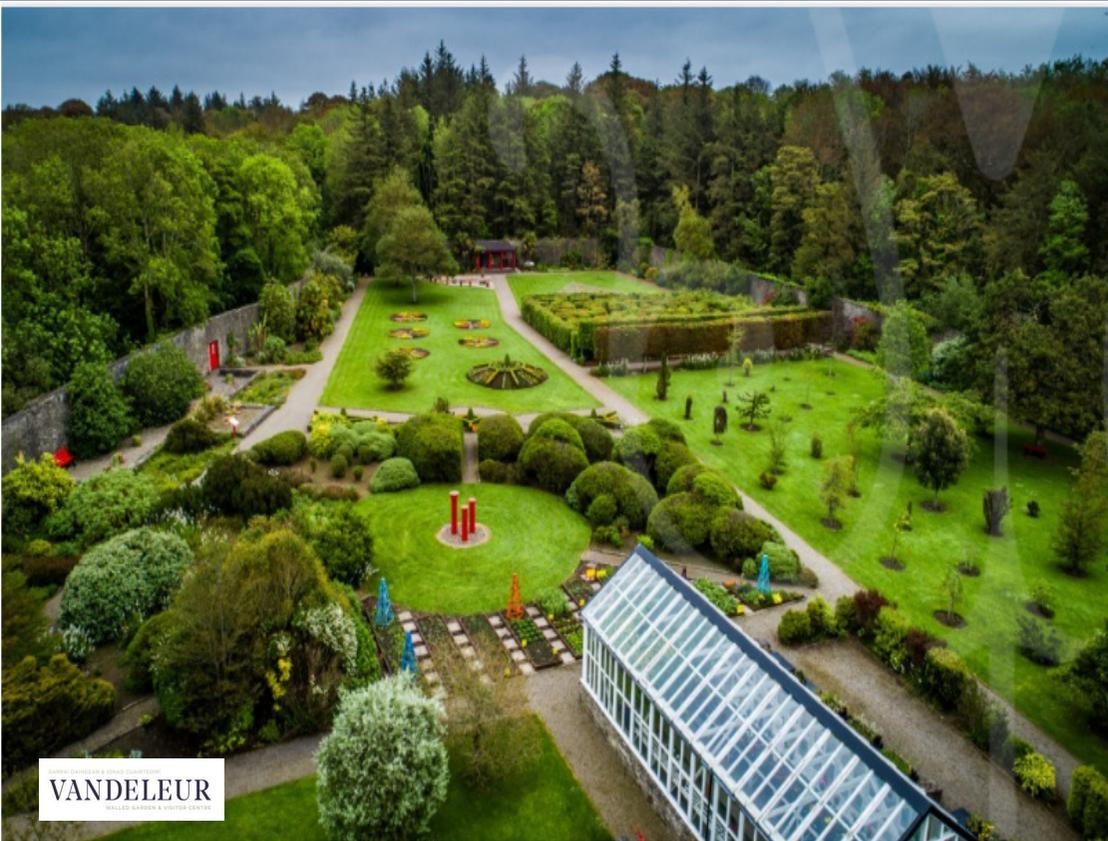


RESTAURANT COFFEE SHOP / OPPORTUNITY

VANDELEUR WALLED GARDEN, KILLIMER ROAD, KILRUSH, CO. CLARE. V15 E735

TO LET - By Tender

agar.ie



AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

- Superb opportunity to operate a restaurant / café business at one of County Clare's most beautiful tributes to Ireland's Natural History.
- Floor Area:

Ground Floor	c 183 Sq. M. (1,969.8 Sq. Ft.)
First Floor	c 80 Sq. M. (861.11 Sq. Ft.)
External Seating Area	c 84.5 Sq. M. (909.55 Sq. Ft.)
External Store	c 11 Sq. M. (118.40 Sq. Ft.)
- Applicants are invited to complete the PQQ and to submit it, together with any relevant supporting information, through the etenders portal. etenders RFT No. 231270.

LOCATION:

Vandeleur Walled Garden & Woodland Bistro is located in Kilrush and sited on the world-renowned Wild Atlantic Way. It is among the jewels in the crown of tourism in West Clare.

OVERVIEW:

With funding received from the Department of Rural and Community Development in 2019 under the RRDF 1 funding measure, works are at an advanced stage which includes the extensive restoration and renovation of the old stable block on-site. The main works also include an interpretative museum and a new gardeners' building, along with the development of new visitor experience design and approach for the complex.

The enabling works signal the start of significant investment in the visitor attraction. With this extensive renovation underway, a comprehensive visitor experience strategy is also underway for the site.

As part of the new visitor experience, Clare County Council are planning to redevelop a new restaurant / café for the Vandeleur Walled Garden Experience. We are inviting qualified applicants to operate the facility currently known as the Woodland Bistro.

For details on the full offering, please visit our website www.vandeleurwalledgarden.ie



ACCOMMODATION:

Recent funding has allowed for the restoration of the unused and run-down stable block. The existing coffee shop will relocate to a more spacious offering in

the restored stable block which will operate under franchise. There will be approx. 160-person capacity. Details are attached as an appendix.

- Fitted internal seating space approx. 174sq. metres.
- Toilet facilities available within the café and visitor centre.

FITOUT:

The successful operator will be responsible for the fit out of the new café and liaise with Clare County Council throughout the construction stage of the new café to ensure the layout of the unit maximises the use of the space.

PROPOSED LEASE TERM:

A new 10 year lease, incorporating 5 yearly rent review to the open market. Tenant liable for the payment of rates, and annual charge applicable to the demise. The Tenant will be required to execute a deed of renunciation.

SCOPE OF CONTRACTING ENTITY'S REQUIREMENT:

The successful candidate will operate the entire catering operation at Vandeleur Walled Garden, Killimer Road, Kilrush, Co. Clare.

Quality food service is imperative to the visitor experience. The new cafeteria will have approx. 160 persons, as part of the food offering.

The Woodland Bistro prides itself on using the best of local produce and offering you a taste of County Clare. The café uses local seafood, vegetables, cheese, ice-cream, smoked fish, milk and dairy, and baked goods. The Woodland Bistro is focused on the environment with segregated waste management, compostable packaging, and local suppliers.

The new café is planned to open in Qtr. 1, 2024. The successful tenderer will be required to operate the existing Woodland Bistro from 01st May 2023 subject to a separate licence agreement and pending completion of the new facility.

MINIMUM TRADING HOURS

January, February, November & December: 09:00 to 17:00

March, April, September & October: 9:00 to 18:00

May, June, July & August: 09.00 to 20:00

The operator will be required to cater for civic events from time to time, so changes to trading hours may be extended as/when required.

BER CERTIFICATE: Not applicable.

GENERAL: The requirements of the Acquired Rights Directive (TUPE) are applicable for this opportunity.

TENDER PROCEDURE:

We now invite qualified applicants to operate the facility presently known as the "Woodland Bistro".

Tenders are being sought on the basis of a base rent with turnover "top up" provision. VAT will be applicable to the rent.

Applicants who pass the Pre-Qualification Questionnaire will be invited to tender for the specific requirements of the contract, Clare County Council will share financial information, Visitor number projections and detailed plans as part of the Tender process. It is intended that following PQQ evaluation, a number of applicants will be invited to tender for the specific requirements of the contract, following receipt of tenders, the Contracting Authority may engage in negotiations with selected tenderers. Such negotiation meetings will concern both technical and commercial elements of tenders and will conclude with an invitation to selected tenderers to submit "best and final offers".

An Evaluation Panel will be established by the Clare County Council to review and score the RFT criteria

Please note that the lessor is not obliged to accept the highest, nor indeed any tender offer received.

Details regarding the Evaluation Scoring Methodology are outlined in the information and tender document. For clarity, only established operators with relevant experience in running a high turnover / peak time, Irish themed and "world class" operation will be open for consideration.

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

Suite 12 The Mall
Beacon Court
Sandyford,
Dublin 18.
L:004514

All enquiries are to be
addressed to
Ben Pearson,
Agar Commercial Property Ltd.
bpearson@agar.ie
01 2137777
and NOT to
Vandeleur Walled Garden.

Viewing
VIEWING BY PRIOR
APPOINTMENT