

Marine Park Gardens Café

Letting Particulars Proposals – Available immediately

Arun District Council is seeking an innovative operator to develop a new and exciting opportunity within the award winning Marine Park Gardens in Bognor Regis. Proposals are invited for the conversion of these vacant premises and to develop a high-quality destination venue in this sought after location. Marine Park Gardens is considered among the best parks in the Country. Bidders are made aware that submitted proposals shall enhance the existing offer in the park and acknowledge that the future café will be a significant part of all future Green Flag Award applications and so the award criteria equally shall apply to the proposed offer as it does to the park overall. Successful bidders will be expected to become partners along with all other concessions and stakeholders in the park and seek continuous improvement. The Council are seeking expressions of interest for a lease of 10-15 years (dependent on investment level) and may consider an initial short rent free period in consideration of a prospective leaseholders investment proposal.

Planning permission has previously been approved at this site, and the now lapsed application may serve as a guide for any conversion proposals. The previous planning application was for a modern take on a traditional tea room; it is this theme which the Council would like to see reinvigorated at this site. Details of the prior application can be found on the Council's website (www.arun.gov.uk/planning). Click on Application Search Post 1987 & Weekly Lists, in the Reference box type in AW/186/12.

Bids **must** include the following:

- Internal and external design proposals for improvement of the appearance and quality of the existing building, which must include material details and at least one graphical representation. The landlord wishes to obtain substantial improvements in this respect. Operators branding materials (logo/signage/menu design etc.) must also be effectively demonstrated as part of any submission of interest.
- The construction plans of a new café must consider the environmental impact of doing so and will need to address ongoing considerations in the context of the Climate Emergency. Proposals shall include but are not limited to; carbon offsetting, water efficiency, energy saving, renewable energy opportunities, measures taken to improve air quality and manage pollution and purchasing choices. A proposed Sustainable Urban Drainage System will be given significant consideration.
- Proposals should also include an exterior dining area designed to compliment the style of the gardens.
- Details of the proposed menu and product range. This may include reference to your previous or current work in the catering field, and must demonstrate the intended style of cuisine and pricing. Bidders should note that the Council are looking for a high quality food and drink offering that evokes the style of Edwardian Britain, but may also include a modern day creative interpretation. Product ingredients should also be described here, with consideration for locally sourced produce and any specialist dietary options. Proposals which include a focus on sustainability will be given favourable consideration.

- Provision for publicly accessible toilets for use by customers and general public alike during opening hours and details concerning how these facilities are to be accessed.
- Environmental policy detailing environmental risk factors such as takeaway packaging, single use plastics, litter and the like. Consideration should also be given to refuse management, recycling and waste minimisation.

Bids must also consider the following:

- The cafe may operate 365 days of the year from 0700-2200 (subject to relevant consents), but must operate 26th December – 24th December 0900-1700 daily as a minimum, therefore proposals including covered and/or indoor seating would be viewed favourably. The Landlord acknowledges that a business may need to rescale their operation throughout the seasons but the wish is to see an all year round destination venue.
- The successful operator must maintain a minimum level 4 Food Hygiene rating and so it would be beneficial to include a CV and description of your experience in this respect.
- The successful operator must maintain membership of the Eat Our Eat Well scheme.
- Alcohol sales may be considered (subject to obtaining a relevant licence) as part of an overall proposal, but this must be carefully presented with all risks considered.
- A short rent free period may be considered depending on the level of proposed investment.

Proposed Scoring Matrix

The Scoring Matrix (Background Paper 8.9) will be used to assess suitable bids. Bids that do not meet the criteria set out in the agent's particulars may not be assessed. The example column is indicative only and does not in any way imply an 'ideal' response.

Proposed Demise

The demise shall comprise the whole of the former public toilet building, with an outside seating area to be agreed on the lawn. Please see Background Paper 8.3.