

The Orient

— Leasing Process

Premises Details	The Orient Hotel, 39 High Street, Fremantle, WA 6160
EOI Closure Date	Friday, 21 February 2025
EOI Submission details	Please send your EOI via email either as an attachment or sharefile link to darryll@metierconsult.com prior to the EOI Closure Date.
EOI Format	Expression of interest must be in word or pdf format.
EOI Submission details	An EOI Submission should include a response to each of the following items in this Request for EOI document: <ol style="list-style-type: none"> 1. Items to be addressed 2. Proposed Business Overview 3. Design and Fitout 4. Commercial details

— Prospective Lessee Details

Names of Director/s

Contact number/s

— Items to be addressed

Proponents must address the following when submitting an Expression of Interest.

— 1. Business Experience

Names and Types of venues owned or operated.

Please include dates

— 2. Proposed Business Overview

Business Description/ Vision

Briefly summarise the proposed business. If possible, provide indicative menu

— 3. Design and Fitout

Overview of look, feel, indicative example of comparable venues

— 4. Commercial Details

Minimum lease term

Expected incentive

Orient Food & Beverage venue

— Landlord v Operator Works Summary

Item	Landlord Responsibility	Operator Responsibility
External		
High St & Henry St Veranda	Landlord to undertake any repairs and maintenance incl repaint, and responsible for all elements of this structure	Operator responsible for all cost and installation of alfresco furniture items outside of external wall of building, Operator responsible for obtaining any City of Fremantle licencing
Existing building façade including windows and shopfront	Landlord responsible for heritage approval and design and construction of all façade repairs & improvements	Operator to have input into final configuration of external doors
External Signage	Landlord will obtain heritage and planning approval for signage	Operator will propose signage strategy for venue – for Landlord approval. Operator will ultimately work with Landlord to ensure coordinated and appropriate installed signage – will need heritage & planning approval and Owner input
Courtyard incl walls, doors, paving, landscaping, drainage, lighting, etc	Landlord responsible for heritage & planning approval and design and construction of the courtyard, laneway, etc incl landscaping and rear walls, doors, windows between internal tenancy space and courtyard, etc and all courtyard lighting Note – courtyard envisaged to form part of the Operator’s tenancy	Operator will work with Landlord in finalising design for this space to suit the Operator’s proposal for this space Operator will supply all loose furniture items within the courtyard incl any temporary shade devices, outdoor heaters,
Bin Store	Landlord will provide, suitable for tenancy size and type of operation	
Internal		
Existing cellar	Landlord responsible for any repairs and maintenance to the cellar	Operator responsible for any cool rooms, fridges, kegs, storage racks etc within the cellar
Existing internal heritage features – walls, doors, columns, ceilings, fire places, etc	Landlord responsible for heritage approval and design and construction and for any acoustic improvements to separate tenancy from upstairs	Operator will be involved in ensuring heritage works coordinate with operator concept
New internal walls and doors		Operator responsible for
Toilets	Landlord to provide – sufficient to comply with building code and liquor licence requirements	

Base electrical supply	Landlord to provide sufficient power to suit intended purpose	
Base gas supply	Ditto	
Grease traps	Landlord to provide to suit requirements of operator	
Water supply	Landlord to provide sufficient supply	
Kitchen	Landlord to provide capped off services to kitchen location	Operator to configure final kitchen and fund construction of kitchen and obtain any Dept of Health approvals
Air conditioning	Landlord provide sufficient to suit layout at agreed point in time	Operator responsible for any changes after that point in time
Fire sprinklers	Landlord provide sufficient to suit layout at agreed point in time	Operator responsible for any changes after that point in time
Small power	Landlord provide sufficient to suit layout at agreed point in time	Operator responsible for any changes after that point in time
Base lighting	Landlord provide sufficient to suit layout at agreed point in time	Operator responsible for any changes after that point in time
Feature and internal lighting		Operator to provide to suit final layout
Internal floors	Landlord responsible for restored jarrah flooring / heritage flooring and new base build flooring	Operator responsible for additional floor finishes over and above, incl rugs, carpets etc
Internal wall and ceiling finishes	Will require collaboration to suit final scheme	Collaboration required on this
Joinery and cabinetwork items incl bar(s)		By Operator, to Landlord approval
Fixed and loose furniture		By Operator, to Landlord approval
Internal signage		By Operator, to Landlord approval
Audio visual		By Operator, to Landlord approval
Window treatments		By Operator, to Landlord approval