



GOVERNMENT OF BERMUDA  
Ministry of Public Works

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**Department – Public Lands and Buildings**

**LEASE  
By Informal Tender  
CONCESSION STAND, MULLET BAY ROAD, ST GEORGES  
TENDER FOR LEASE**



**Unconditional offers are invited**

**OFFERS TO BE SUBMITTED BASED ON THE ATTACHED TERMS &  
CONDITIONS OR OFFER DETAILS BY 3.00PM ON  
THURSDAY NOVEMBER 12<sup>TH</sup> 2020**



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<b>Location.</b>	The unit is located on the south side of Mullet Bay Road between the junctions with Wellington Park and Speakers Drive.
<b>Description.</b>	The unit comprises a concession stand
<b>Tenure.</b>	Leasehold – A minimum term of 5 years, with option for renewal and a mutual break option at the end of the 2 <sup>nd</sup> year of the lease.
<b>Planning / Environmental / Health Controls</b>	Enquiries should be made with the respective authorities for necessary compliance regulations relating to proposals made to the landlord for consideration.
<b>Leasing Agreement</b>	A standard Government leasing agreement will be used. The lease agreement shall be based on the Government’s usual lease provisions, considering the proposed use by the prospective Lessee in return for a rent to be proposed and agreed.
<b>Costs</b>	Lessee shall be fully responsible for all alteration works / repair works which may be required for the proposed use.
<b>Offers.</b>	<p>The offer conditions are set out in the attached ‘Invitation to Tender’, under Part II, Part III and Part V. It is recommended that bidders read these carefully and possibly consult with their solicitor before making an offer.</p> <p>All offers should be submitted on the enclosed offer form by <b><u>3:00 PM ON THURSDAY NOVEMBER 12<sup>TH</sup> 2020.</u></b></p> <p><b>Bidders are to provide details of their proposed rent, use and their funding arrangements together with any other additional details or information they consider to be important or appropriate to assist in the consideration of their proposal.</b></p>
<b>Disclaimer</b>	These particulars as supplied by the Estates Section of the Department of Public Lands & Buildings/Government of Bermuda are set out as a general outline only for the guidance for the intended leasing arrangement. The Particulars do not constitute any part of an offer or contract. Details are provided without any responsibility or indemnity, and any intending lessees or third parties should not rely on them as statements or representations of fact, but as merely providing information as a guide. Bidders must satisfy themselves by inspection



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	<p>and necessary survey as to the correctness of each of the information provided and suitability of the land for the proposed/intended use.</p> <p>Tenure details cannot have their accuracy guaranteed for intending lessees and are therefore given as a guide only and for further negotiation purposes. These should be checked and confirmed by bidder's surveyors/solicitor prior to completing any associated agreement.</p> <p>No person in the employment of the Estates Services/Department of Public Lands &amp; Buildings of the Government of Bermuda has any authority (in their own right) to make any representation or warranty whatsoever in relation to the property and request for proposal.</p>
<b>Conditions of Leasing.</b>	<p>All offers and any subsequent negotiations shall be subject to contract. The acceptance of any offer will be subject to approval of the relevant Government Department/Ministry.</p> <p>The enclosed 'Terms &amp; Conditions' (Invitation to Tender document – part 2) shall be used as the basis for the leasing arrangement.</p>
<b>Further Enquiries &amp; Viewings.</b>	<p>The unit is available to be viewed/inspected by appointment through:</p> <p>Name: Claire Matthews Email: cbmatthews@gov.bm Mobile: +1 (441) 501 3125</p>