



The Hatch

Expressions of Interest for Tenancy

Introducing

The Hatch

Maitland City Council is seeking Expressions of Interest (EOIs) from new and untried businesses that are interested in becoming a tenant at The Hatch, Maitland.

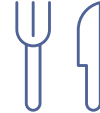
Prominently positioned in Maitland's premier lifestyle precinct, The Levee Central Maitland, The Hatch is a vendor style kiosk that has been a successful incubator for small businesses and entrepreneurs in Maitland. Designed to maximise visibility, The Hatch is designed to cultivate new ideas, products and business ventures.

Untried businesses; those only operating from a temporary space such as a market stall; or businesses without a current physical outlet; are encouraged to apply. To be classified as an incubator, the applicant cannot be a subsidiary of another business not classified as a company. Whether pre-packaged treats, ice-cream, coffee or easy-bites, The Hatch presents an unrivalled opportunity to showcase a new product in a thriving area.

At a glance



Location: Positioned in the heart of Maitland's lifestyle precinct, The Levee, Central Maitland.



Outdoor Area: Approximately 12m x 4.5m of versatile outdoor space, perfect for additional seating or creating engaging interactions.



Space: Compact yet functional kiosk with high visibility and customer engagement features.



Inclusions: Equipped with refrigerators, sinks, a commercial dishwasher and air-conditioning for seamless operations.

About the space

Built to ensure visibility and maximise turnover, the Hatch can comfortably house three people and has automatic foldout panels on each side to ensure customer attraction and engagement. The Hatch also offers the following inclusions:

- 600 litre refrigerator with top compartment featuring a glass door for drink storage and display, and the lower compartment a solid door for food storage
- 115 litre under counter refrigerator
- A sink for cleaning and a separate sink for hand washing (hot and cold water)

- A high efficiency commercial glass/dishwasher
- 3 phase power
- A central floor waste connected to the sewer
- Storage cupboards
- Air-conditioning
- 12m x 4.5m outdoor dining space

Please note, The Hatch does not include a grease trap. Basic cooking facilities are permitted but are to be sourced by the lessee and require facility compliance.



Management and lease model

The day to day management of the Hatch will be the responsibility of the future lessee, including cleaning, signage and insurances. Water and electricity are to be paid by the lessee. Maitland City Council will service and maintain the fire safety systems, air conditioning, appliances and any structural components, with the service fee being paid by the future lessee. Rent for the Hatch will be \$250 per week (including GST) with a minimum lease period of 2 years.

Applicants are required to:

- Submit an introductory cover letter addressing the following mandatory requirements for the EOI.
 - Who you are and some background information
 - Details of your motivation to lease The Hatch
 - Intended use of the space
 - Intended length of lease

- Confirm the business will operate for a minimum of six days per week, with minimum daily trading hours of 10am-3pm
- Confirm you can fund and financially operate the business

- Submit a completed application form
- Submit copies of relevant insurance such as public liability and product liability or provide a guarantee that these will be in place prior to the commencement of an agreement

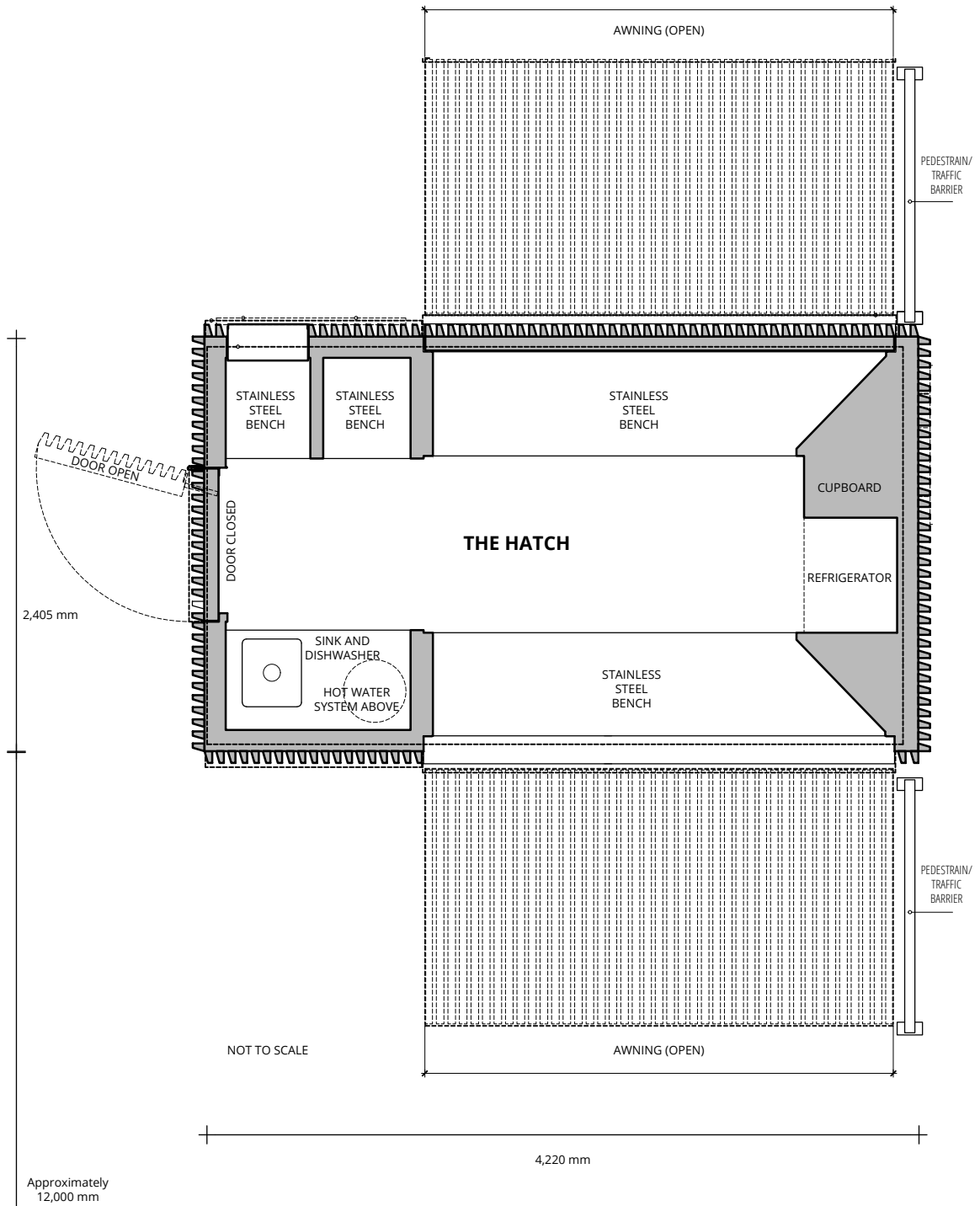
On close of the EOI period, Council will consider all submissions on their own merit and in accordance with the vision for the venue, community and mandatory requirements detailed in this document. Private inspections will be available. Please contact property.tenders@maitland.nsw.gov.au to organise.

Location

417K High Street, Maitland, NSW, 2320



Plan of facility



Approximately
12,000 mm

Access to an additional outdoor dining area.
Approximately 12,000mm X 4,500mm

263 High Street, Maitland NSW 2320
info@maitland.nsw.gov.au
maitland.nsw.gov.au

maitland
CITY COUNCIL