



GOVERNMENT OF BERMUDA
Ministry of Public Works

Department – Public Lands and Buildings

**LEASE
By Informal Tender**

**FORMER BAKERY UNIT, CATERING BUILDING,
8 OLD MILITARY 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
FRIDAY 17TH JULY 2020**



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Location.	The unit is located at Old Military Road in St Georges and can also be accessed via Grenadier Lane.
Description.	The unit has previously been used as a Bakery, comprises approximately 947 sq ft and benefits from shared bathroom facilities.
Tenure.	Leasehold – A minimum term of 5 years, with option for renewal
Planning / Environmental / Health Controls	Enquiries should be made with the respective authorities for necessary compliance regulations relating to proposals made to the landlord for consideration.
Leasing Agreement	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.
Costs	Lessee shall be fully responsible for all alteration works / internal repair works which may be required for the proposed use.
Offers.	<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 <u>3:00 PM ON FRIDAY 17TH JULY 2020.</u></p> <p>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.</p>
Disclaimer	These particulars as supplied by the Estates Services 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 & 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>
Conditions of Leasing.	<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 & Conditions' (Invitation to Tender document – part 2) shall be used as the basis for the leasing arrangement.</p>
Further Enquiries & Viewings.	<p>The unit is available to be viewed/inspected by interested parties on the scheduled viewing dates :</p> <p>Friday 3rd July 9am to 10 am Tuesday 7th July 9am to 12pm Thursday 9th 12pm – 2 pm Monday 13th 2pm – 4pm</p> <p>The contact details for further enquiries and site visit/viewing arrangements:</p> <p>Name: Claire Matthews Email: cbmatthews@gov.bm Mobile: +1 (441) 501 3125</p>