



– Prospectus –

Leasing of Commercial space for a food & beverage Establishment

History:

The space being offered is part of historic building which was also used as a law court back in the 1800s, it then served as a school and now it is hosting a wind band voluntray organisation, Għaqda Mużikali Marija Bambina, Banda Vittorja. The space itself was being used as a traditional bar, where activities would be held periodically and seasonally. During the feast time, merely between the 28th of August till the 8 of September the bar enjoys the most popularity between the locals.

The Space:

The space being offered for lease, covers around 190 square meters (See appendix A). It currently has two entrances, one from the main facade and another one from the adjacent alley. An application will be submitted with the PA to change the entrance of the area on the main façade, since the window will be replaced by a door so that the commercial area will have a separate entrance. The area is being offered in finished form, but the new patrons can design and decorate the area to their liking, after consultation with the committee. The committee will assess the application mostly on the concept being proposed and on the design of the area. Some alterations, such as the relocation of the rest rooms, would require a minor amendment permit from the Planning Authority. The space currently has a 'kazin' licence with the Malta Police Force, with that said, the committee is willing to apply for the Malta Tourism Authority licence type 4c or 4d once the renovation is completed.

Terms:

The space is being offered for a 10-year lease, and prospective patrons need to submit the application with their project/concept of how the space will be designed and developed. The application together with all documents required can either be sent to segretarju@bandavittorjanaxxar.net or posted by hand at Għaqda Mużikali Marija Bambina, Banda Vittorja, 41/43, St. Lucy Street, Naxxar. On the envelope, please write, Rental Application. A receipt notification will be sent via email to all applicants.

Even though the space is being leased as a commercial food & beverage outlet, it still forms part of an organisation which also organises activities on a regular basis, has members, and organises a feast. Although the activities are not held weekly, a discussion needs to be held on how we can collaborate to find an agreement which satisfies both parties.

After the application closing date, a meeting will be held with all eligible applicants to discuss further the concept and project. Rejected applicants will be notified accordingly when the selection process is finished. The chosen applicant will then be asked for another meeting to finalize the terms of contract.

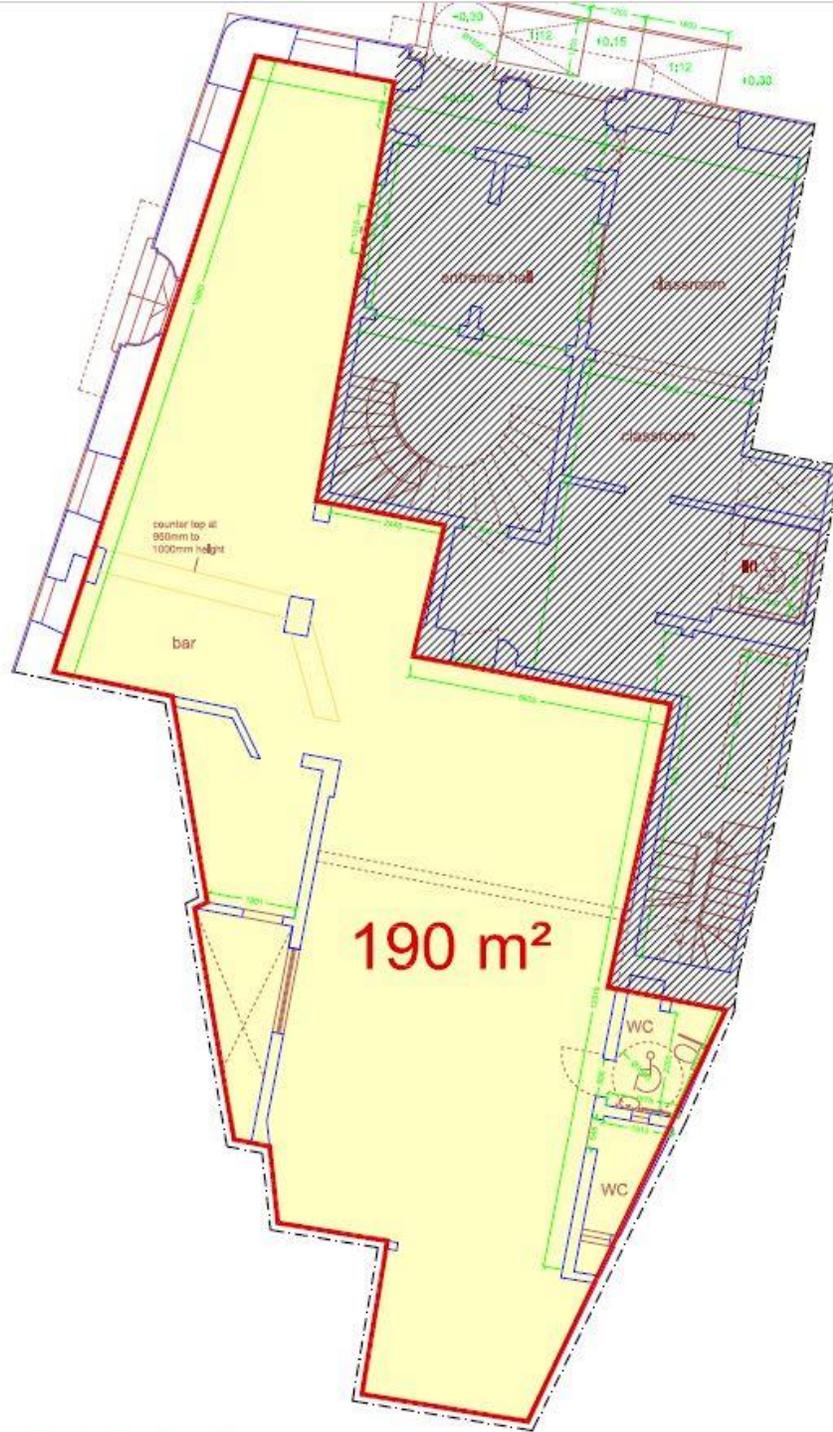


Considerations:

The space being rented is owned by the government who is leasing it to the organisation which is permitted to sub lease the space at will, therefore the new patrons of the outlet will be dealing directly with the organisation which is registered and compliant with the Non-Governmental Organization body and is registered as V/O 0749.



Appendix A



Proposed Ground Floor Plan