



Baltic Creative CIC  
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## TENDER BRIEF – 25.06.19

<b>Location:</b>	Baltic Creative Digital House, 44 Simpson Street, Baltic Triangle, Liverpool, L1 0AX
<b>Brief Title:</b>	Brief for prospective café/bar/venue operator
<b>To Launch:</b>	September / October 2019
<b>Site Visit:</b>	Date TBC
<b>Tender Return:</b>	Friday 12th July 2019 @ 5pm

Baltic Creative CIC has recently launched its £3m Digital House development housing 17 Digital & Tech companies employing over 100 people. Located in a newly refurbished 19<sup>th</sup> century Victorian brick built warehouse, the building is in the heartland of the Baltic Triangle and provides a fantastic opportunity for a daytime café, early evening bar and eatery, with multi-purpose venue for events and hires.

The space provides for a ground floor café / bar / eatery offer with an outdoor pocket yard and a basement space with fantastic high ceilings and original steelwork features. The building also features the option to use a 4<sup>th</sup> floor roof top terrace on a 'for-hire' basis with incredible views over the Baltic Triangle and River Mersey.

This opportunity requires a committed team and investment to deliver the quality of space, menu, bar, eatery and service we expect.

We invite you to visit the site by contacting Baltic Creative's Managing Director, Mark Lawler on [markl@baltic-creative.com](mailto:markl@baltic-creative.com)

If following the site visit you are interested in the space please respond in writing to the brief below **by 5pm Friday 12th July 2019** to the same email address.

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### 1. Finance & Commitment

- Investment – have you considered the investment required to deliver the scheme and what level of investment do you expect to make?
- Cash flow – you will be required to provide a cash flow for the new business showing all costs?
- Can you commit to the 5yr term (you will need to)?

## 2. Operations – Team / Staff / Operational Hours

- Do you have an existing project team equipped and ready to hit the ground running and have the space up and running by September 2019?
- What existing staff do you have who will commit to delivering the space? What new staff will you need?
- Are you happy to trade Monday – Sunday 8am – 11pm?
- Can you operate in a commercial office environment whose core operating hours tend to be 8am – 6pm Mon-Fri, and where tenants have 24/7 access to their studios if required?
- How will you work with the Management Team to curate events and activity for the Venue that supports and underpins the growth of the Creative & Digital Sector?

## 3. Menu

- Can you share a draft sample menu for the Venue – breakfast / lunch / evening / event catering option? A small kitchen will need to manage a full day offer?

## 4. Visual Concept / Look & Feel

- Can you explain your Visual Concepts for the Venue? Can you confirm what you feel is the biggest element of your Venue that will contribute to it's success and the success of Baltic Creative's Digital House and why?
- Does your proposal consider the changing nature of the Baltic Triangle – is it different and unique when compared with other operators in the area?

## 5. Floor Area & Costs

The floor areas are:

- Ground Floor – 1,441 sq/ft
- Basement – 920 sq/ft
- Roof Top Terrace – 1091 sq/ft

The costs outlined below cover heating, lighting, power, water, broadband, security, CCTV, buildings insurance etc. (all Service Charge costs).

The costs below exclude food / glass waste disposal, telephone and payable business rates.

Please note; all costs quoted are exclusive of VAT.

	Size in sq/ft	Rent per sq/ft	Annual Rent	Service Charge per sq/ft (Estimated)	Annual Service Charge	Total Annual Cost	Total Monthly Cost	Payable Business Rates (Estimated)
Café	1441	£18	£25,938	£8	£11,528	£37,466	£3,252	£777
Basement	920	£7	£6,440	£8	£7,360	£13,800	£1,200	£0

Photos of Baltic Creative Digital House showing the café, basement and roof top terrace.

