



Annapolis Royal

— *Nova Scotia* —

Where History Meets Opportunity

Request for Expressions of Interest



Calling all Entrepreneurs!

Excellent rental opportunity at 143 Ritchie Street (former kitchen of ARRA, currently known as The Academy) in the Town of Annapolis Royal

Opportunity

The Town of Annapolis Royal is accepting expressions of interest in relation to the rental of the kitchen facilities at 143 Ritchie Street. The Town wishes to have a successful applicant that complements the library and community hub. Co-operative applications (i.e. multi-use of facilities under one application/renter) will be accepted. The space is approximately 740 square feet and rent of \$700/month inclusive of utilities (excludes internet). Appliances not included current tenant willing to negotiate.

An overview of the property is contained in Appendix A with the shaded area being the rental portion. Additional pictures are available upon request and site visits are encouraged.

Proposal Requirements

All proposals must include at least the following elements:

- Details of the proposed use of space and operations
- The proposed hours or operation
- The successful candidate will be responsible for all costs associated with lease hold improvements
- The successful candidate must be willing to carry insurance and subsequently provide proof of all appropriate insurance
- Details of compliance to any public health requirements (including Covid)

Response Process, Terms and Conditions

Parties responding to this Request for Expressions of Interest (REI) should submit a detailed proposal that articulates the benefits their operations will provide to The Academy and the Town. The REI should be supported with examples of any similar projects that the respondent has successfully completed, and an outline of the submitter's experience and expertise to successfully undertake this initiative.

The Town of Annapolis Royal will review and consider proposals received in relation to each other and reserves the right to negotiate specific terms and conditions of an agreement based on the submissions. The final decision will be made based on what Council feels is in the best interest of the Town.

The Town reserves the right, at its sole discretion, to extend the date for this REI; to request clarification or further information from any party who submits an REI; to negotiate with any party with whom the Town believes it can finalize a rental agreement.

The Town may reject any or all submissions with or without discussion; may terminate and resume negotiations with any party, may collapse this selection process entirely or undertake an entirely different selection process.

This REI does not constitute or imply a contractual or other legal obligation between the Town and any party who may submit to or otherwise respond to this REI. The Town does not and will not have any obligation or liability to any person as a result of the selection process contemplated by this REI except pursuant to a legally binding rental agreement.

All documents submitted to the Town in connection with this selection process become the property of the Town and will not be returned. If any person regards all or any portion of an REI or other submission as confidential, this should be clearly specified.

Images of the site/space, currently being used as a café, can be found on the following pages. Please note that appliances are not included, they are the property of the current tenant. Current tenant willing to consider offers should you be interested in purchasing their appliances.

Responses should be submitted by mail, fax or email to:

[Sandi Millett-Campbell](#)

Chief Administrative Officer

Town of Annapolis Royal

P.O. Box 310, 285 St. George Street

Nova Scotia, B0S 1A0

Fax: (902) 532-7443

cao@annapolisroyal.com

Response Deadline: 1 pm (AST), January 21, 2022

Site visits January 11th and 18th at 2:00 pm



