



EXPRESSION OF INTEREST

Lease of 157 Rouse Street, Tenterfield (former Visitor's Centre)

ATT: The General Manager, Tenterfield Shire Council

Via email: council@tenterfield.nsw.gov.au

The Salvation Army are interested in leasing the former Visitor's Centre at 157 Rouse Street, Tenterfield.

The current Tenterfield Family Store at 13 Crown Street needs to be relocated as it poses unacceptable WHS risks to our staff and volunteers.

This store raises much needed funds for the Salvation Army to facilitate services and programs within the local community. The funds from the Tenterfield shop fund community programs Gingerbread House decorating, Easter Craft Morning, Monthly community meal, Kids Holiday Club and weekly kids club. It also provides community gift cards. The Corps also provides welfare vouchers for people in need.

We propose the following commercial terms and would welcome the opportunity to submit a formal Heads of Agreement to Lease 157 Rouse Street, Tenterfield, NSW:

Lease Commencement: 1 July 2024

Rent Commencement: 1 October 2024 (i.e. 3 months rent free)

Lease Term: 5 years

Lease Options: 3 x 5 years

Permitted Use: Retail sale of new and second hand goods, including but not limited to clothing, furniture, household items and bric-a-brac, including the storage and sorting of the above, including office and community services

Zoning: Village RU5

Rent: \$30,000 plus GST per annum

Outgoings: ** Please advise an annual estimate

Annual Rent Reviews: Fixed at 3%

Rent Review at Option: Fixed at 3%

Lessor Works: ** To be confirmed after site inspection.

- o All furniture, fixtures and fittings to be removed.
- o Carpet to be removed.
- o All lights, air-conditioning, plumbing and other services to be in sound working condition.
- o Property to be fire compliant.
- o Asbestos Report
- o RCD compliant switchboard

All negotiations are subject to formal TSA board matrix approval.

Your sincerely,

Michelle Wales

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