



## **– Prospectus –**

### **Leasing of commercial space for a food & beverage establishment**

#### **History:**

The space being offered is part of a historic building which was used as a court of law back in the 1800s. It then served as a school and now it is hosting a wind band voluntary 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 28<sup>th</sup> of August till the 8<sup>th</sup> 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 to the Planning Authority 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 shell form, so that the new patrons can design and decorate the area to their liking. 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 is currently licensed as a 'kazin' with the Malta Police Force, however, the committee is willing to apply for the Malta Tourism Authority license type 4c or 4d once the renovation is completed.

Viewings of the commercial space are possible, please contact Daniel Farrugia on 99290987 to book an appointment.

#### **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](mailto:segretarju@bandavittorjanaxxar.net) or posted at Għaqda Mużikali Marija Bambina, Banda Vittorja, 41/43, St. Lucy Street, Naxxar. On the envelope, kindly write, Rental Application. Application needs to be submitted by Sunday 11<sup>th</sup> July 2021 at 12pm, late applications will not be considered. A receipt notification will be sent via email to all applicants.

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 finalise the terms of contract.

Kindly note that 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



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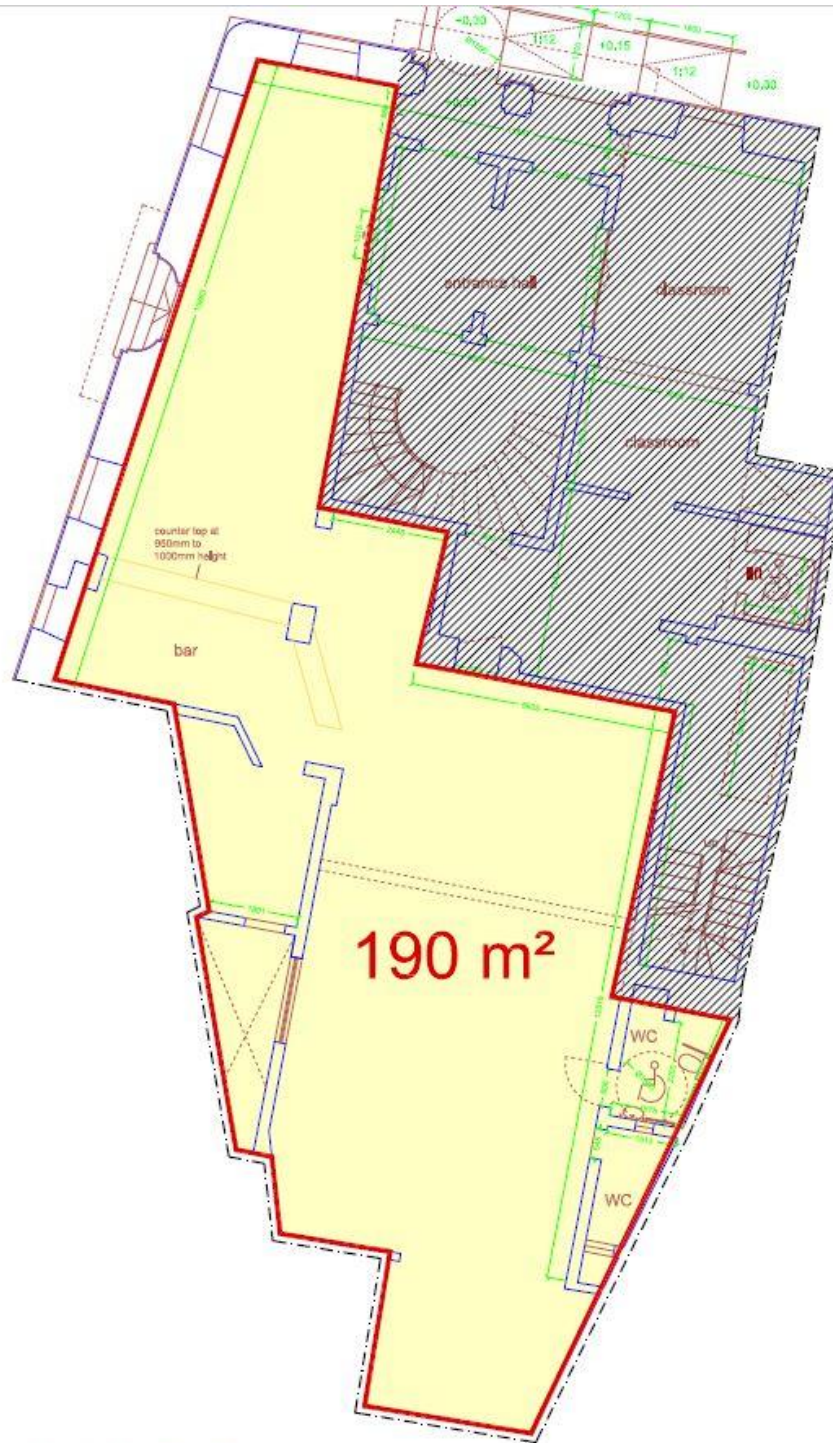
organises a feast. Although the activities are not held on a weekly basis, a discussion needs to take place to find ways on how we can collaborate to finding an agreement which satisfies both parties (i.e. the Committee and the lessee).

**Considerations:**

The space being rented is owned by the government. The latter 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 Organisation body and is registered as V/O 0749.



Appendix A



Proposed Ground Floor Plan