



GOVERNMENT OF BERMUDA

Ministry of Public Works

Department - Public Lands and Buildings

**LEASE
By Informal Tender**

Former Scout Hut, #3 Admiralty House Park, Pembroke

Unconditional offers are invited

**OFFERS TO BE SUBMITTED BASED ON THE ATTACHED TERMS &
CONDITIONS OR OFFER DETAILS BY 3.00PM ON FRIDAY
1st FEBRUARY 2019**



**Former Scouts Hut, #3 Admiralty House Park,
Pembroke, Bermuda**

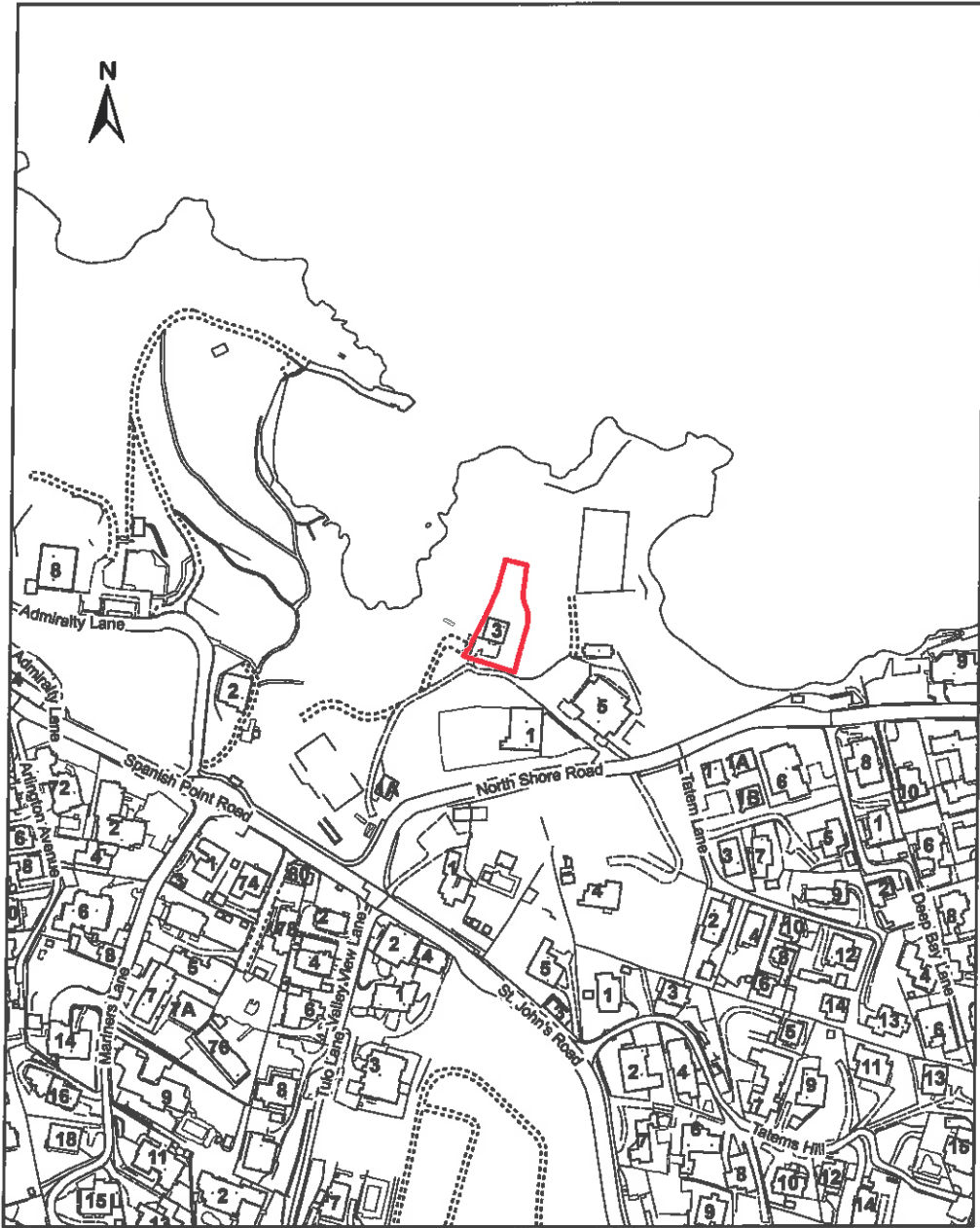
Location.	The property is located within Admiralty Park, Pembroke in close proximity to other buildings and with easy access from the North Shore Road. It is on a bus 4 route and about 8 minutes' drive from Hamilton.
Description.	<p>The property consists of Former Scouts Hut & Site. The Scouts Hut, referred to as the building, is an old structure of concrete cast external walls with traditional blockwork/timber stud internal partitions and main roof trusses of metal with plywood overlay. It has a foot print of approximately. 900sq.ft. The building consists of an open plan main space, office, a kitchen area, toilets and a store room.</p> <p>Total associated site area that could be permitted to be used extends to approximately 0.19 Acres (0.077 Hectares) (8,326 sq.ft.). The extent of the site to be allowed for inclusion and use is as shown edged red on attached plan.</p> <p>The attached photos provide some indication of the state and condition of the site and building.</p>
Services.	Electricity supply and a water tank (approximately 8,000 gal capacity) are available. The Government has however made no enquiries or carried out any survey or checks of these and offers no guarantee or warranty as to their condition suitability or cost of any new facility that may be required for any refurbishment or redevelopment.
Tenure.	Leasehold – A maximum term of 21 years less a day
Plan	<p>The property is numbered 3 on the attached plan no. 5510046523 as per area edged red - including land that would be considered by the National Parks Commission for inclusion in the parcel of land to be leased, subject to prospective lessee's proposal.</p> <p>The plan is for identification purposes only.</p>
Planning & Building Control	The site is zoned as part of a National Park and therefore any proposed works to the building and site would be put before the National Parks Commission in conjunction with the Planning Department. Please make enquiries with the Planning Department for any necessary requirements to obtain Planning and Development Control permission for your proposals.
Leasing Agreement	A standard Government leasing agreement will be used
Costs	<p>Lessee is to be fully responsible for all works to the building and site to suite the proposed use for the property. In return the Government will seek to offer a rental concession taking into consideration all the proposed works the prospective lessee will lay out in support of a bid.</p> <p>Irrespective to of the amount of works the prospective lessee would propose to carry out and the level of rental concession, the lessee would be responsible for cost of insurance for the building.</p>

<p>Offers.</p>	<p>The offer conditions are set out in the attached 'Invitation to Tender', under Part II & Part III. You are recommended to read these carefully and possibly consult with your solicitor before making an offer.</p> <p>All offers should be submitted on the attached offer form by 3pm on Friday 1st February 2019. Tenderers are asked to provide details of their proposed scheme and their funding arrangements together with any other additional details or information they consider being important or appropriate to assist in the consideration of their offer.</p>
<p>Disclaimer</p>	<p>These particulars as supplied by the Estates Services of the Department of Public Lands & Buildings/Government of Bermuda are set out as a general outline only for the guidance for works to be proposed and of intending leasing arrangement; and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.</p> <p>We have not carried out a structural survey and any services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the procurement of any works, fixtures or fittings. Tenure details cannot have their accuracy guaranteed for intending lessees and are therefore given as a guide only. These should be checked and confirmed by your surveyors/solicitor prior to completing any associated agreement.</p> <p>No person in the employment of the Estates Services/Department of Public Lands & Buildings of the Government of Bermuda has any authority to make any representation or warranty whatever in relation to this property.</p>
<p>Conditions of Leasing.</p>	<p>All offers and any subsequent negotiations are subject to contract. The acceptance of any offer will be subject to approval of the relevant Government Department/Ministry. Attached 'Terms & Conditions' shall be applicable.</p>
<p>Further Enquiries & Viewings.</p>	<p>The property will be available for viewing upon request and arrangements with Estates Services, Department of Public Lands & Buildings.</p> <p>Viewing dates and times shall be as follows:</p> <p>Friday 21st December 2018 – 2:30pm to 4:30pm Monday 7th January 2019 – 10:30am to 12:30pm Friday 11th January 2019 – 1:30pm to 2:30pm Thursday 17th January 2019 – 12:30pm to 4:30pm Wednesday 23rd January 2019 – 2:00pm to 4:30pm</p> <p>The contact details for further enquiries and for viewing arrangements:</p> <p>Name: Kofi Agyakwa-Duodu Email: kagyakwa-duodu@gov.bm Mobile: +1 (441) 5010452</p>



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Ministry of Public Works

Tender / Lease Plan



3 Admiralty House, North Shore Road, Pembroke

Date: Friday, November 23, 2018
Scale: 1:2,500

Drawing No. 5510046523
File No.



Total Area = 0.077 ha (0.19 acres)
For Identification Purposes

PHOTOGRAPHS OF SITE/PROPERTY
3 Admiralty House Park, Pembroke





