

TITANIC'S DOCK & PUMP-HOUSE

LEASE OPPORTUNITY

APRIL 2019



Catalyst invites proposal for the lease Titanic's Dock & Pump-House Visitor Centre & Café.

In addition to operating a commercial food/beverage outlet access to the Pump-Well and Dry-Dock will be managed by the tenant.

1. Lease term 5 years
2. Usage cafe/bistro
3. Opening hours minimum 09.00 – 17.00 seven days per week
4. Rent circa £50-60k per annum
5. Service charge circa £8K per annum
6. Rates – circa £15K per annum
7. Full responsibility for non- structural and internal repairs.
8. Car parking. Possible idea is that any validated tickets charged at £1.00 per hour during business hours and free outside those core Catalyst business hours
9. Utilities – gas and electricity metered
10. Ticket entry to Titanic's Dock & Pump-Well via accumulator block to and around pump-well, around dry dock and down into dry dock to be managed with on a revenue share basis. Current entry price is £3.50 and we would envisage a 50:50 income share with operator managing the marketing/promotion and visitor experience

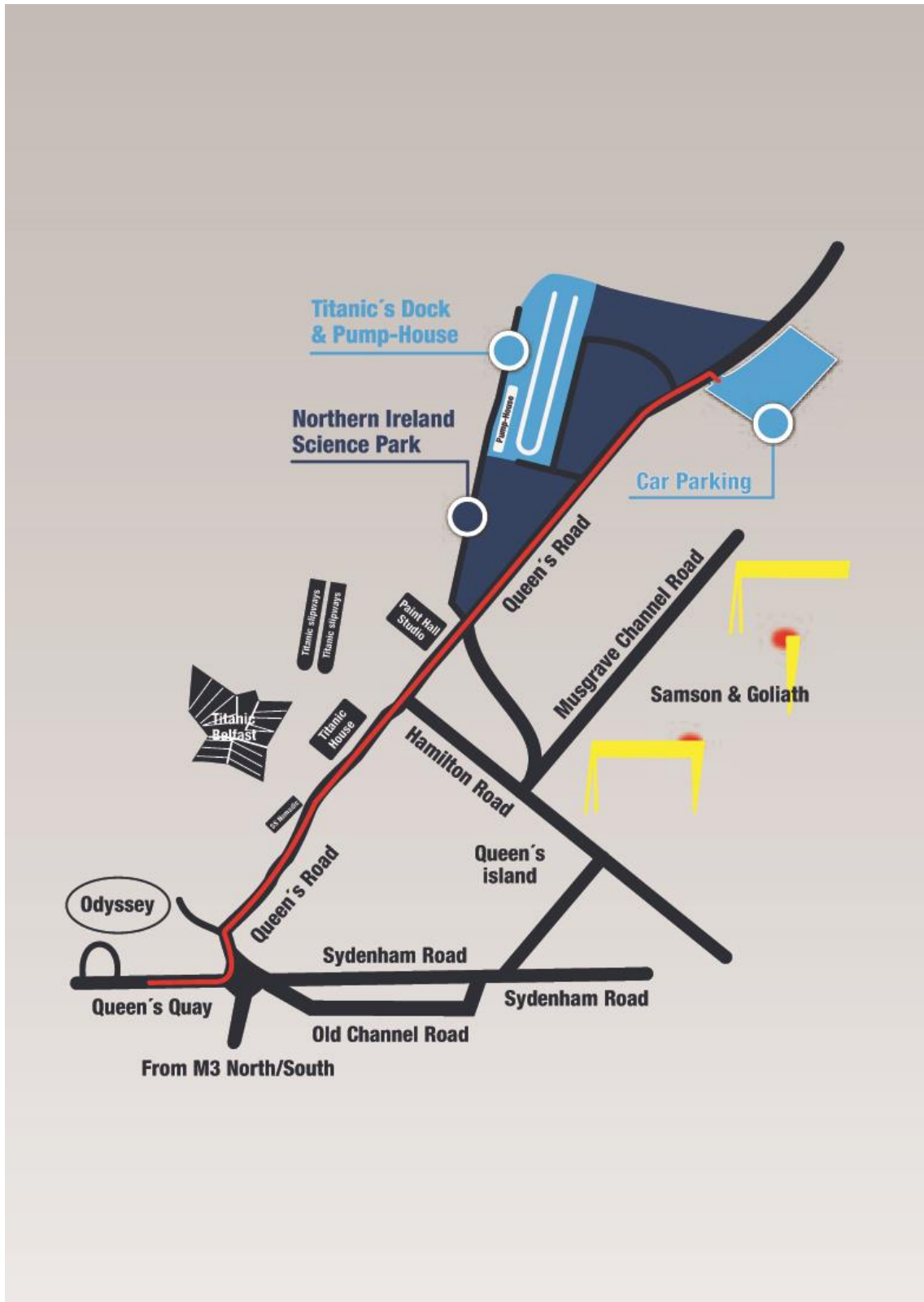
Interested parties should submit their proposal

1. Experience (minimum of 3 years' experience of running a similar type café/food business)
2. Vision for the premises and business (include typical menu and prices)
3. Ability to get operational as soon as possible to capture the spring and summer trade
4. Vision for the overall Titanic experience and marketing proposal to increase visitors numbers and revenue
5. Commercial proposal
 - I. Lease term (years)
 - II. Usage (cafe/bistro)
 - III. Opening hours (minimum 09.00 – 17.00 seven days per week)
 - IV. Rent (£ per annum)
 - V. Car parking.
 - VI. Visitor management

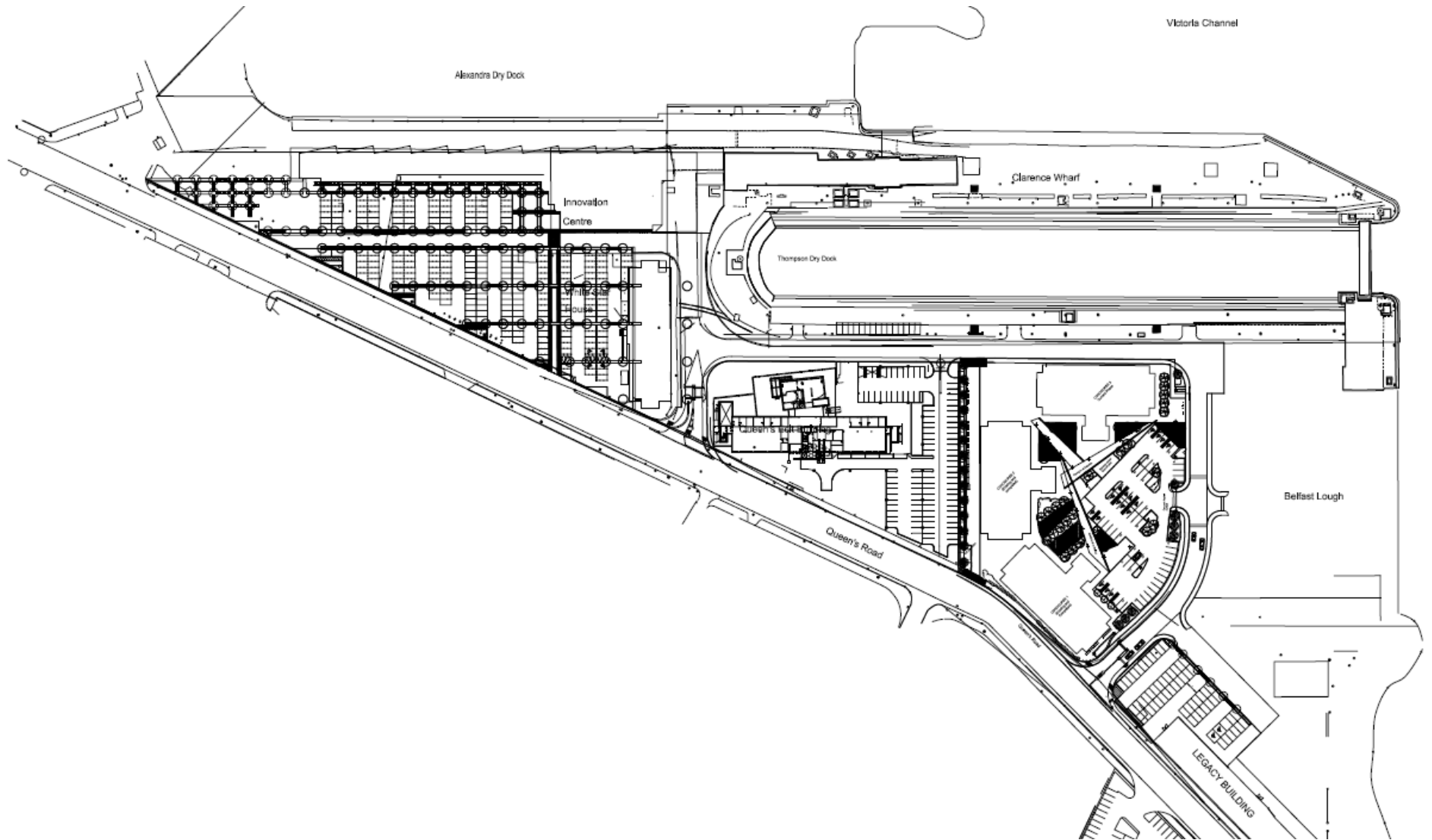
Submissions should be returned in a sealed envelope marked Titanic's Dock & Pump-House Lease Opportunity to Catalyst The Innovation Centre, Queen's Road, BELFAST BT3 9DT no later than 5 pm on Tuesday 7 May 2019

Arrangements to view should be made via Mervyn Watley Director of Corporate Real Estate & Facilities Mervyn.Watley@WeAreCatalyst.org Tel 028 9073 7808 or 07816 931575

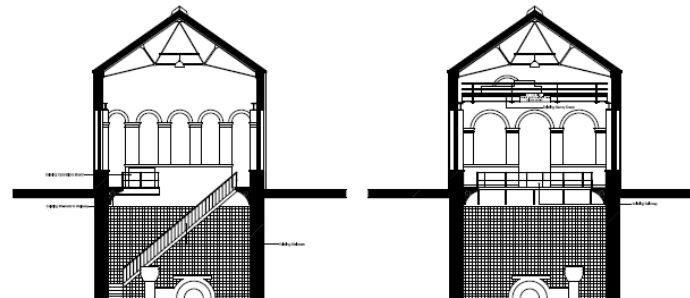
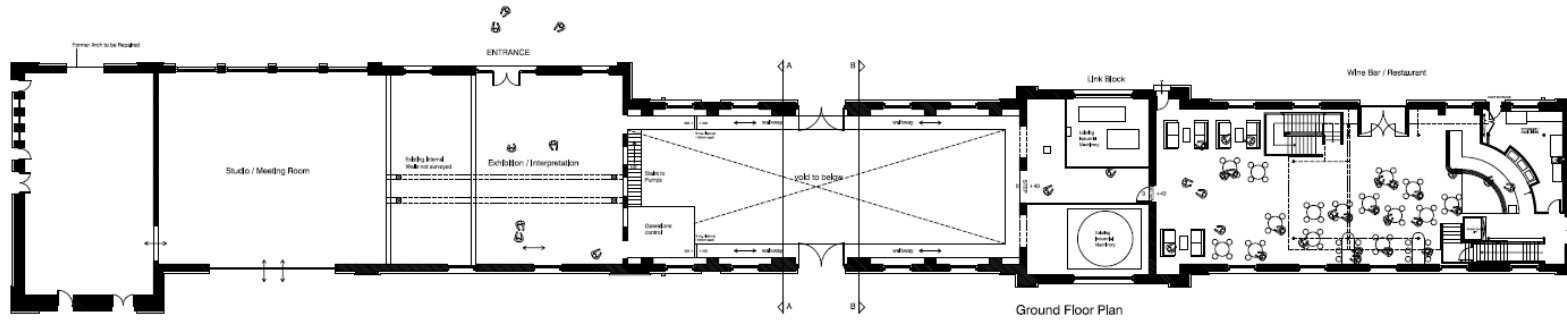
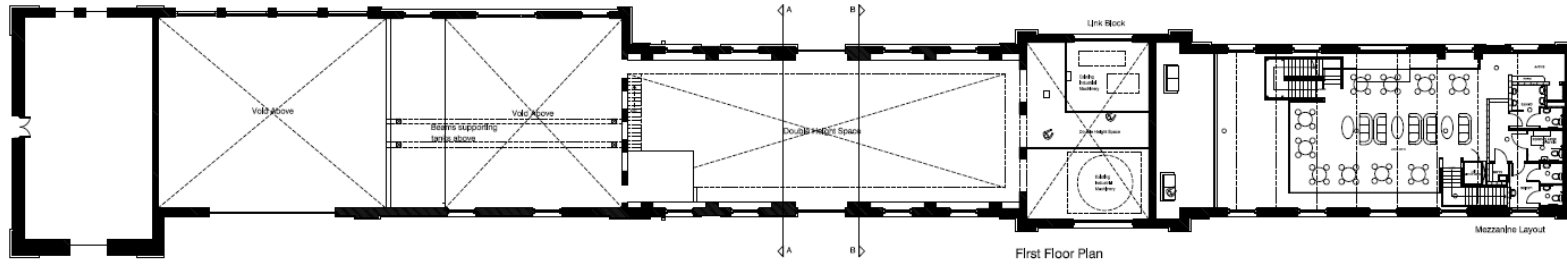
CATALYST SITE MAP



CATALYST SITE



TITANIC'S DOCK & PUMP-HOUSE PLANS



Picture 1 – External (End Of TDPH)



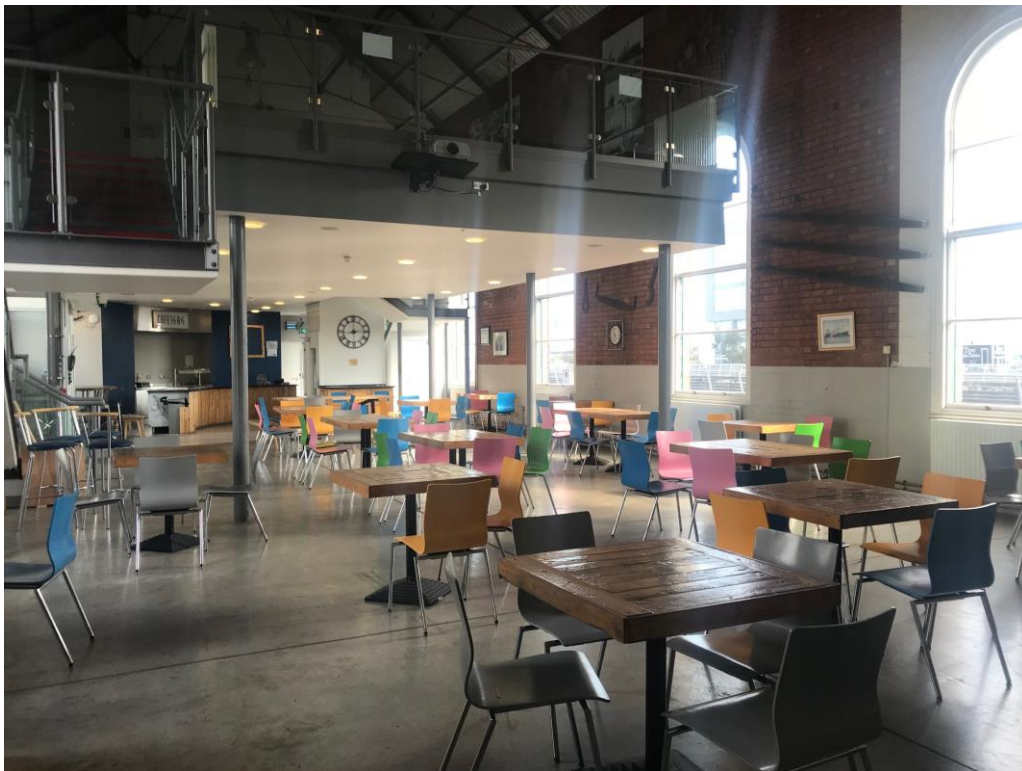
Picture 2 – External (Front of TDPH Visitors Centre)



Picture 3 – Servery Area as you Enter



Picture 4 – Visitors Centre Café from Accumulator Block



Picture 5 – Visitors Centre Café from Mezzanine



Picture 6 – Mezzanine Area



Picture 7 – Kitchen



Picture 8 – Servery Area



Picture 9 – Pump-well (Pic 1)



Picture 9 – Pump-well (Pic 2)



Picture 9 – Thompson Dry Dock (Pic 1)



Picture 9 – Thompson Dry Dock (Pic 2)

