

## Affordable Coffee Concession Opportunity, Weston-Super Mare.

### Call Out for Operators

#### Timeline

Opening Summer 2022

#### Location

The Project Office, The Sovereign, Weston Super Mare, BS23 1HL

#### Opportunity

Meanwhile Space CIC & North Somerset Council are looking for a high-quality coffee concession or café operator to join them in The Project Office, a newly renovated F+B, exhibition and events space, at the heart of Weston-super-Mare's the Sovereign, only a stone's throw away from the seafront. It is an affordable opportunity to kick off a new venture or for established operators to open another branch to trial their ideas. Preference is for an operator based in North Somerset or surrounding areas.

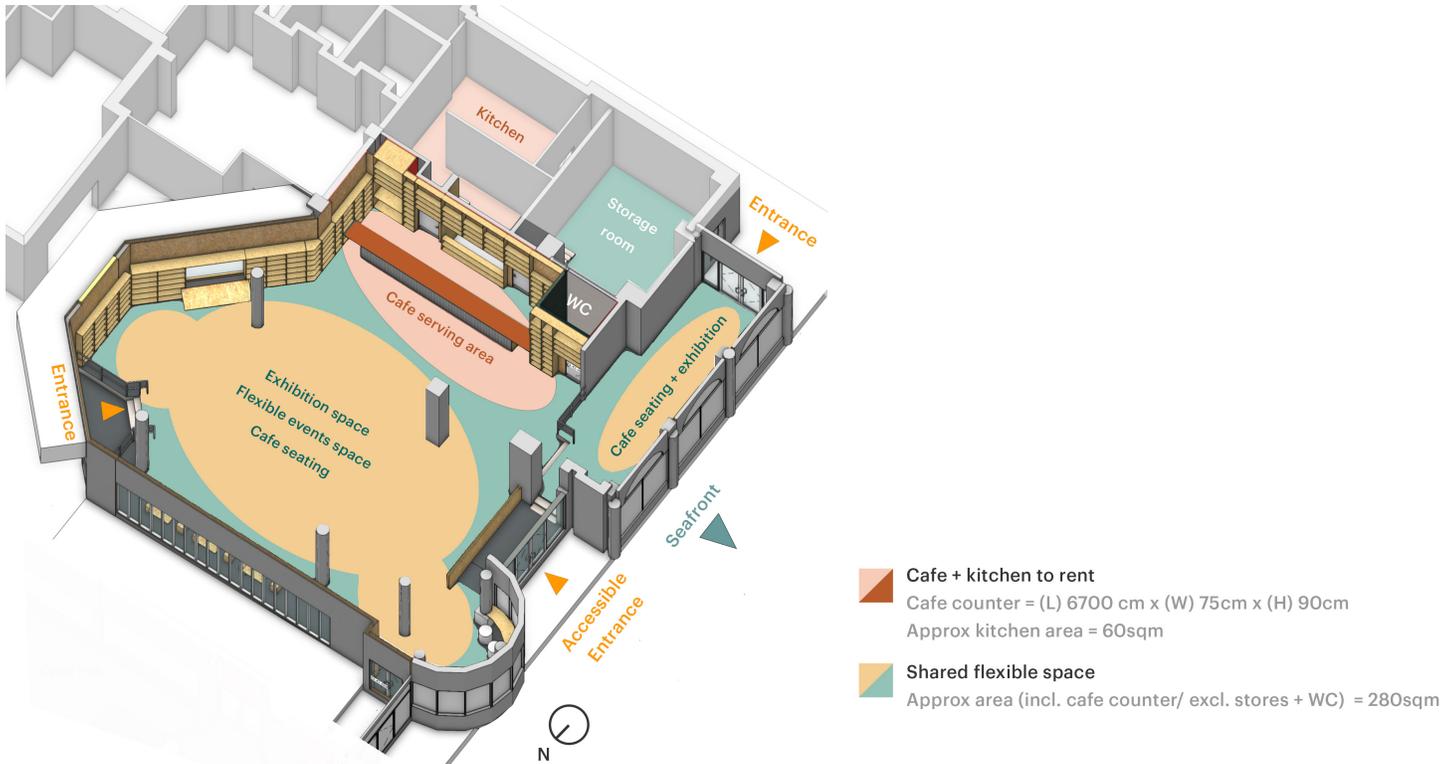
The Project Office will be a multi-functional space, featuring a designated café area alongside exhibition and flexible events space. For 2022, the exhibition space will showcase SuperWeston's placemaking and regeneration strategies, more information found here <https://superweston.net>. Local arts and collaborative events are to be welcomed in the space as a hub for community activity.

The space is being developed in conjunction with two other Sovereign Centre projects. The first, based directly opposite The Project Office, is a dedicated cycle and activity hub to be run by a local business. The second, *We Are Super*, is a purpose-built workspace split over two former retail units. Offering 30+ private studios and 20+ coworking desks, it will be an important and large addition to Weston's professional workspace network and will house a community of local companies, freelancers and hybrid workers.

The Project Office – Architect's visualisation



## The Space The Project Office - Concept layout



## Fit Out

The design concept for the space was created by London-based architects *Turner Works*. The rental opportunity includes the following:

- Full length coffee counter with power sockets and water supply, built to maintain the weight of a commercial barista coffee machine
- Purpose built OSB full height open shelving with black board to rear of counter
- Kitchen behind counter, accessed via serving hatch or stair
- The kitchen will have basic fit out (stainless steel surfaces, fridge, freezer, handwash basin, sink, dishwasher) but operators are required to bring additional equipment to suit requirements
- The kitchen does NOT have built-in extraction, so any operator would only be able to serve cold or re-heated foods as cooking is not possible or would require significant investment from the operator. Food could be cooked off-site and re-heated if it was part of the business model.
- Free standing serving fridge in public café area
- Café seating and tables in the café and exhibition space
- WiFi available to staff and customers
- Foldable tables/chairs for events use
- Accessible WC for visitor and staff use

The refurbishment of this space co-insides with other Sovereign Centre upgrades, including extensive external re-branding and signage works.

## Cost

- The space will be let on an affordable start-up basis for 1 year initially: **rent-free, no business rates payable, shopping centre service charge covered**
- **Service charge / Utilities for café space discounted and based on stepped payment plan up to £1.5k pcm (details tbc)**
- From year 2, the shopping centre management and the operator will work together to establish a path to commercialization with reduced/limited space subsidies

## Expectations

- We are open to applicants from the wider local area – for example Weston Super Mare, North Somerset, Bristol, Bath and beyond. Please get in touch with your interest letting us know where you're based.
- The successful operator will be required to open a minimum of 3-4 days a week, ideally Thursday to Sunday, ready for summer season 2022.
- Provision of your own coffee machine and additional equipment/serving crockery
- High-quality coffee (and food) offer
- Existing promotional channels and/or ability to drive footfall and promote business
- Previous experience working in or running a coffee shop / food business

## Flexibility + Future Planning

As you will be moving into a brand-new multifunctional space, you are invited to animate the space in line with your business and local connections. For example, you could run food or drink collaborations, pop up performances or live music. It is a collaborative space, so creativity is key. In the longer term there is ambition for the space to host a new food and beverage offer to complement the growing, diverse and attractive local scene.

## Deadline for Expressions of Interest

18 June EOB

## Contact

For more information, to have an initial chat, or to arrange a visit to the site, please get in touch with Ellie at Meanwhile Space via email (top of page). Thank you for your interest, we look forward to hearing from you.