

LONDON HOUSE CAFE, Scandinavian Crescent, Talbot, Central Goldfields, VIC. (Mel ref 620 J11)

## CALL FOR EXPRESSIONS OF INTEREST: CAFE LEASE

*'Slow' Regional Food new Gold Rush for Talbot*



Talbot Action Inc are seeking an engaging, innovative and enthusiastic food operator who is looking for a new and exciting challenge. Located within the community revived gold rush era complex, 'London House' is a venue of style and heritage. Its generous floor space and position adjacent to the stunning Community Garden make it the geographical centre of Scandinavian Crescent and the hub of Talbot Farmers' Market. Watch as your customers spill out onto the north facing verandah with a wine and antipasto platter on a summer evening or they could choose to nestle close to the fireplace with a rich pasta ragu and a glass of Shiraz in the winter. Whether for a beer and pizza on Friday night, afternoon tea on a lazy Saturday or a seriously big Sunday breakfast, customers will appreciate the large picture windows, the polished floor boards and the lofty ceiling levels. The menu is up to you; the opening hours flexible for those whose business plan identifies target dates and anticipates growth and development.

Do not doubt, this is the social hub of the town and operators should be prepared to use their initiative to attract and accommodate local community groups, towns people and visitors alike.



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The Central Goldfields Shire and its region offers an excellent marketing opportunity for you to attract new custom from surrounding cities and towns including Ballarat, Clunes, Avoca, Maryborough, Bendigo, Horsham and many other outlying districts. Growth is inevitable as the passenger train service from Melbourne, Ballarat to Maryborough has recently been revived and will be stopping at Talbot station early 2013.

Spatially voluminous and light filled, split level and offering real opportunity for creativity, we encourage foresight and are seeking strong conceptual ideas within the submission to demonstrate your understanding of the importance of careful and resolved design - both from an aesthetic and functional viewpoint. Importantly, the ambience must be backed up by wholesome, in-house cooked food that addresses a range of meal times including weekend evenings and busy crowds on the famous Talbot Farmers Market day (third Sunday of every month).



London House at the heart of Talbot Farmers' Market on Scandinavian Crescent

The building, a fully equipped commercial kitchen, 3 phase power, air conditioning, ancillary storage rooms, 13 tables and 40 chairs are included in the lease with some capacity to negotiate for use of further outdoor areas once you are up and running. The interior of the cafe seats 50 with its current arrangement. There are also recycled water, a community run orchard, kitchen garden and composting facilities on the property. A recently installed Bendigo Bank ATM is available 24 hours a day, 7 days a week next door to the cafe.

## CONT: CALL FOR EXPRESSIONS OF INTEREST: CAFE LEASE

Your name should be relevant; your logo strong and graphic, yet suitable for the country - clearly understood by your customers and offering you the opportunity to grow into branded food product, associated goods and other add-on merchandising capabilities that enhance the concept of slow, healthy food.

Applicants should demonstrate either their willingness or proven track record with many of the regions' wonderful food and wine makers - this venue offers a real opportunity to capitalise on the inclusion of any number of high quality food makers that attend the monthly market onto your shopping list. Menu ideas like the Talbot Market 'Tasting Plate' would be regarded as essential to any food offer made by the successful applicant. Essentially suppliers of fine fresh regional produce and value added delights are on your doorstep every month. This is a great opportunity to sample and make connections.

We are passionate about our town, its history and the people that live, weekend and holiday here. As such, this cafe is the epicentre of a diverse and unique accommodation and retail offering that has been established for many years and has recently expanded with another B&B retreat and three (3) additional shops opening thus far in 2010/11.

Currently trading under Talbots' banner of "fine foods and beautiful things" you will find exquisite, hand-made bags, art and volumes of books, an interesting and diverse selection of bric-a-brac, vintage fashion and jewellery, appealing collectables, a cellar door, a giftware/food providore, gallery, milk bar, nursery and pub already attracting a loyal customer base who are seeking unique items and memorable experiences from these diverse, exciting destinations.



*Slightly Bent Books, A Life Less Ordinary, What A Find, Amherst Cellar Door and Talbot Railway Station Nursery*

Energy, spirit, vision and the willingness to join other like-minded people in one of Victoria's best kept, gold mining towns will see you reap the rewards of your efforts.

As a community run complex the commercial lease is negotiable at a very reasonable rate.

Expressions of interest need to be in writing and addressed to TAI at PO Box 35 Talbot, Victoria, 3371, or via email [realfoodtalbot@gmail.com](mailto:realfoodtalbot@gmail.com) and must cover the following;

- Name and contact details of Proprietor(s).
- Details of relevant background and experience.
- Plans to name and brand the cafe.
- Suggested breakfast or brunch, lunch and dinner menus
- A forward marketing and business plan.

The closing date for written expressions of interest is Monday 15th April 2011. Interested parties who wish to view a floor plan and inventory or inspect the premises are asked to telephone Max on 03 5463 2160 to arrange a suitable time.

We look forward to reading your submission.



Take a closer look at Talbot by visiting [www.talbottourism.org](http://www.talbottourism.org)