



GOVERNMENT OF BERMUDA

Ministry of Public Works

Department – Public Lands and Buildings

LEASE

By Informal Tender

#2 Admiralty Lane, 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 14TH JUNE 2019**





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**#2 Admiralty Lane, Admiralty House Park,
Pembroke, Bermuda**

Location.	The property is located within Admiralty House Park, Pembroke in close proximity to other buildings/facilities and with easy access from the Spanish Point Road. It is on a bus 4 route and about 8 minutes drive from the City of Hamilton.
Description.	<p>The property is comprised of a single storey traditionally built main building with an extension to the rear with a concrete flat roof used as a gas compressor room (hatched in black on attached plan), <u>which does not form part of the property subject to the Tender</u></p> <p>Associated with the property is a pump room (located underneath a derelict out building) and water tank for the main building which is located to the south-east of the main building (Edged blue on attached plan) and <u>which is part of the property subject to the Tender</u></p> <p>The property is currently used by a diving club (Bermuda Sub-Aqua Club – BSAC) who use it partly as a clubhouse, for training/meeting, for storage and partly for compressed air filling services.</p> <p>The main building comprises of a club/dining area, bar, kitchen, restrooms and equipment/storage room. The compressor room, is within the rear extension with exclusive external access at the rear of the main building; and will have independent and direct electricity supply and other necessary services arranged for its use by BSAC.</p> <p>The property is constructed of Bermuda stone walls and timber roof structure with painted roof made of timber boards with sheet/membrane covering.</p> <p>The attached photos only provide some indication of the state and condition of the property and so thorough inspection is required to enable an informed decision to be made for any renovations proposal.</p>
Services & General Condition of Building	<p>Electricity supply and a water tank are available. The Landlord has however not made detailed enquiries nor carried out detailed survey or checks of building and services; and therefore offers no guarantee or warranty as to their condition, suitability or full details of aspects that require refurbishment or replacement.</p> <p>A minimum level of survey has been carried out and a basic report on the condition and some guidance on the cost for Landlord's information had been prepared in the past; and that report is available to be provided upon request.</p>



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	Bidders are encouraged to carry out their own detailed survey to verify information provided in the report and should not rely solely on it.
Tenure.	Leasehold – A maximum term of 21 years less a day – due to the required renovation works expected to be carried out on the property by the Lessee
Plan	<p>The property is numbered 2 and edged red on the attached plan no. 5510046523. The lease for the property shall include a derelict out building/water tank shown edged blue on the plan.</p> <p>The derelict structure may be removed (subject to Landlord’s consent and necessary Development & Planning control) or incorporated into the prospective lessee’s proposed works to have it fully renovated and incorporated into their use.</p> <p>The plan is for identification purposes only.</p>
Planning & Building Control	<p>The site is zoned as part of a National Park and therefore any proposed works to the building and use would be considered by Parks Department/ National Parks Commission and shall also be subject to Development & Planning Control requirements.</p> <p>Enquiries should be made with the Planning Department for necessary compliance to Planning and Development Control regulations relating to proposals made to the landlord for consideration.</p>
Leasing Agreement	A standard Government leasing agreement will be used. The lease agreement shall be based on the Government’s standard lease provisions, considering the proposed renovation works to be carried out by the prospective Lessee in return for a rental concession.
Costs	<p>Lessee shall be fully responsible for all works to the building and services to suite the proposed use for the property. In return the Landlord will seek to offer a reasonable rental concession taking into consideration the proposed works the prospective lessee will lay out.</p> <p>Irrespective to of the amount of works the prospective lessee would propose to carry out and the level of rental concession the landlord will grant, the lessee shall be responsible for cost of insurance for the building, which shall be arranged by the Landlord and recharged to the Lessee.</p>
Offers.	The offer conditions are set out in the attached ‘Invitation to Tender’, under Part II, Part III and Part V. It is recommended that bidders read these carefully and possibly consult with their solicitor before making an



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	<p>offer.</p> <p>All offers should be submitted on the enclosed offer form by <u>3:00 PM ON FRIDAY 14TH JUNE 2019.</u></p> <p>Bidders are to provide details of their proposed scheme and their funding arrangements together with any other additional details or information they consider to be important or appropriate to assist in the consideration of their proposal.</p>
Disclaimer	<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 provided without any responsibility or indemnity, and any intending lessees or third parties should not rely on them as statements or representations of fact, but as merely providing information as a guide. Bidders must satisfy themselves by inspection and detailed survey as to the correctness of each of the information provided.</p> <p>We have not carried out a structural survey and any detailed investigations on the services, appliances and specific fittings have not been tested.</p> <p>Any photographs, measurements, plan 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 or any other decisions.</p> <p>Tenure details cannot have their accuracy guaranteed for intending lessees and are therefore given as a guide only and for further negotiation purposes. These should be checked and confirmed by bidder's 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 (in their own right) to make any representation or warranty whatsoever in relation to the property and request for proposal.</p>
Conditions of Leasing.	<p>All offers and any subsequent negotiations shall be subject to contract. The acceptance of any offer will be subject to approval of the relevant Government Department/Ministry.</p> <p>The enclosed 'Terms & Conditions' shall be used as the basis for the leasing arrangement.</p>



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Further Enquiries & Viewings.

The property will be available for viewing/surveys according to the scheduled dates and times below, or upon request and arrangements with Estates Services, Department of Public Lands & Buildings.

Scheduled viewing dates and times shall be as follows:

Tuesday 7th May 2019 – 11:30am to 1:30pm
Thursday 16th May 2019 – 2:30pm to 4:30pm
Monday 20th May 2019 – 10:30am to 12:30pm
Thursday 23rd May 2019 – 1:30pm to 2:30pm
Friday 31st May 2019 – 12:30pm to 4:30pm

Any further visits for detailed investigations/surveys will be possible only by special arrangements.

The contact details for further enquiries and viewing arrangements:

Name: Kofi Agyakwa-Duodu
Email; kagyakwa-duodu@gov.bm
Mobile: +1 (441) 5010452



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**PHOTOGRAPHS OF PROPERTY
2 Admiralty Lane, Admiralty House Park,
Pembroke, Bermuda**





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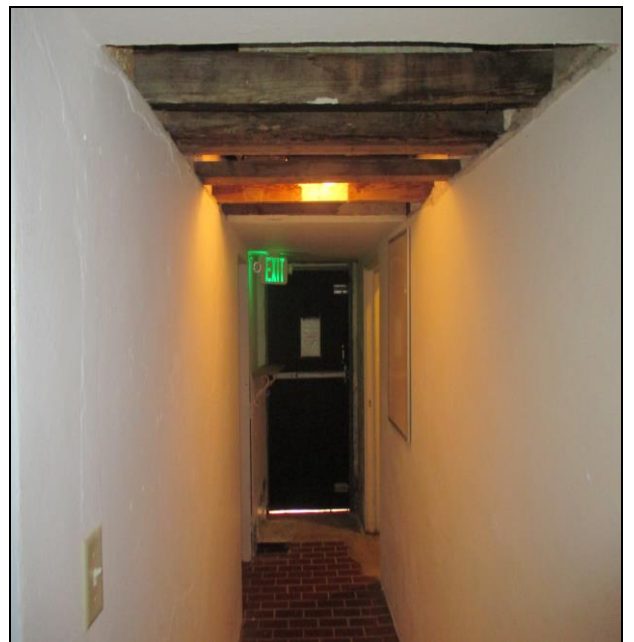
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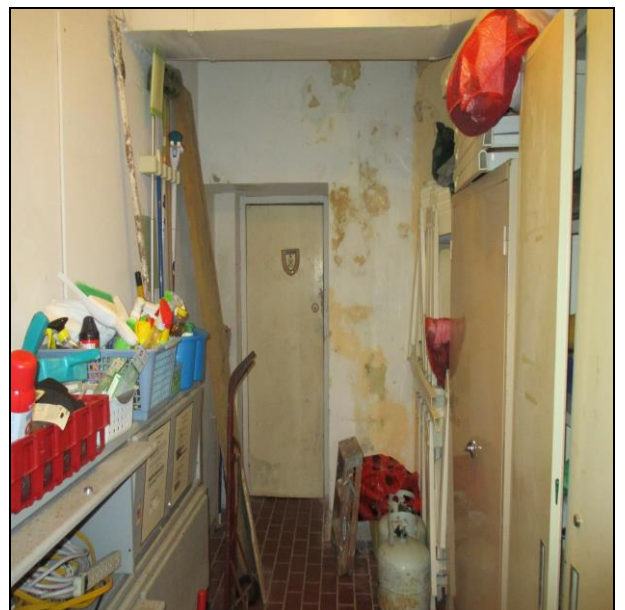
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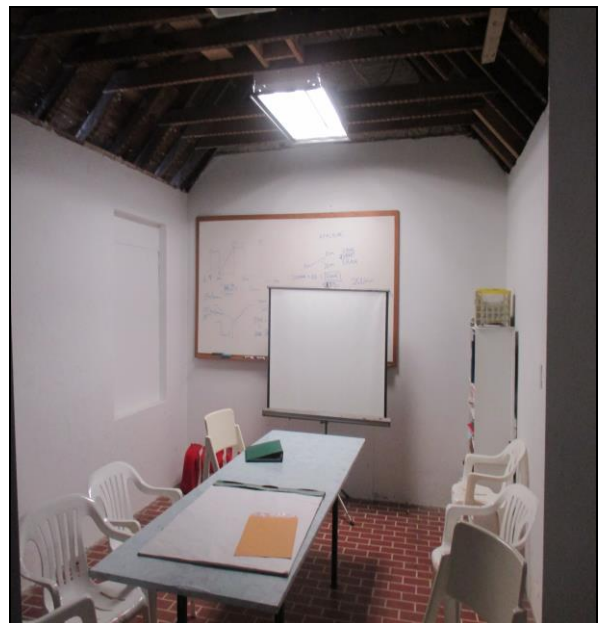
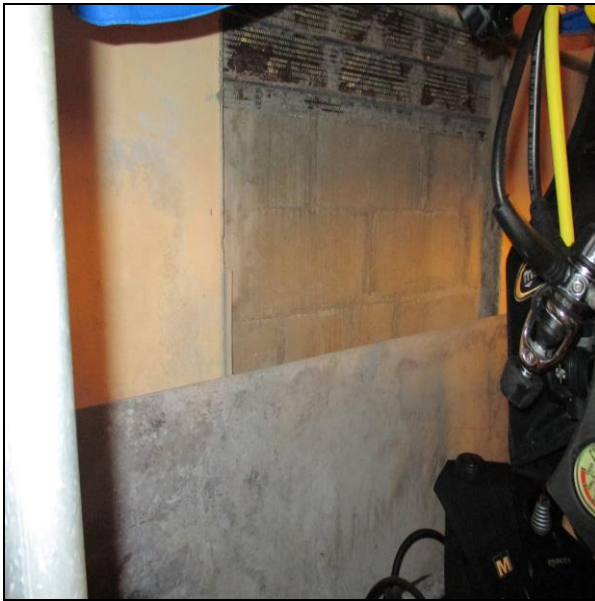
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