

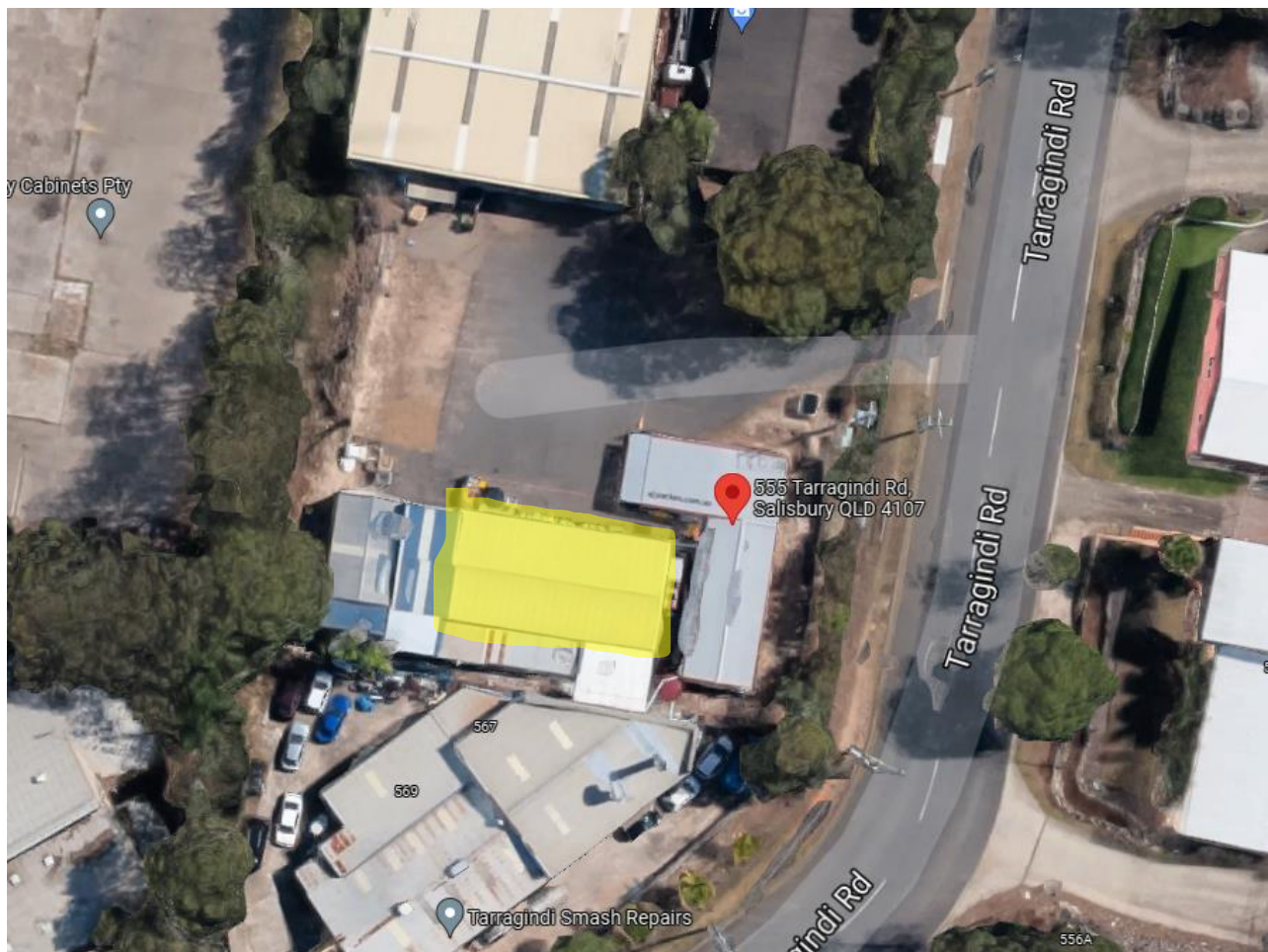
**Macondo Jardin is a unique, vibrant venue available for 3 year lease.**

<https://www.macondojardin.com/lease-the-space>

## **SITE DESCRIPTION**

### **Location**

555 Tarragindi Rd, Salisbury Q 4107, down the incline on the Southern side of the property.



## **DEFINITIONS**

**Lessors** - Jaime Gomez & Miriam Taylor, Trustees of the Rapidoz Trust which owns the entire property at 555 Tarragindi Rd, Salisbury, and owners of Macondo Café, Macondo Tejo and SCS Transport Logistics, all co-located on the property.

**Lessee/s** – The individual or organisation who signs the 6-month lease.

**Site** – Refers to the 230sqm site, formally name Macondo Jardin and described below.

## **Ambience**

This site is a post-WWII industrial shed converted into a colourful and inviting space.

## **Size**

The venue space with kitchen, bar and bathrooms is 230sqm including the outside covered games room adds more space.

## **Blank Canvas**

Current removable decorations can be removed and include paintings, vases and statues. The configuration of tables and chairs can be changed easily. Fixed items cannot be removed and include the truck stage, the sound system, the screens, air-conditioning units, and the waterfall.

The kitchen and bar configurations cannot be altered given the established pipe and electricity outlets.

## **Capacity**

The site accommodates up to 80 seated guests and 120 standing.

## **Bar & Kitchen**

We have a fully equipped commercial kitchen and bar with drinks and food fridges, freezers, large gas grill, 4 burner stove, one kitchen dishwasher, one bar dishwasher, 2 sinks with hot and cold water, 2 microwaves & extractor hoods.

## **Cook & Serve ware**

We have a range of rentable crockery, cutlery, glassware, serve-ware, cook-ware.

## **Dance Floor**

The dance floor holds up to 50 people. It is made of black tile.

## **Flooring**

The space flooring is artificial grass so it is easy to clean and child-friendly.

The dance floor is made of black tiles which are easily cleaned with hot water mopping.

The toilet floors are made of marble and easily cleaned.

## **Facilities**

Air-conditioning, one unisex bathroom with negotiable access to a second bathroom.

### **Seating included**

The site lease includes 30 tables to seat 4 people each with matching dining chairs. There is couch seating with side tables for 8 people.

### **Games area**

The games area includes a Pool Table with pool sticks and Rana (Toad in the Hole).

### **Audio-Visual**

The site has a full, elevated stage with video, sound and projection systems over 2 television screens and one large screen.

### **Parking**

10 allocated individual car park spaces are available on-site. There is plenty of street parking on the weekends and in the evenings.

### **Hours**

The space is licensed for hours between 8am-11pm Tuesdays to Sundays.

### **Noise**

The site is licensed for operation between 8am-11pm Tuesdays to Sundays. The BCC approved development allows for music noise until 11pm only.

Noise outside the site must be kept to a minimum as it may affect co-located users.

### **Damages**

Damages to equipment must be paid at replacement cost.

Any damages will be invoiced and added to the monthly lease invoice.

**Smoking** is permitted in the carpark.

## **LESSEE RESPONSIBILITIES:**

### **Insurance**

The lessee must provide Public Liability insurance and Workcover for paid on-site workers.

## **Licences**

The lessee must provide evidence of a food business licence if the site is being used as a commercial venture. They must also provide evidence of an alcohol licence if the site is being used to sell alcohol.

## **Gas**

The lessee must provide the LPG gas bottles required for the operation of the stove and grill.

## **Outgoings**

Electricity and water will be charged separately on a quarterly basis.

## **Pandemic Safety**

All site users must be fully vaccinated, and all site users must check-in at the entrance. The lessee must demonstrate its business commitment and QR codes to the lessor.

**Bond payment** of \$7500 is two months' lease value and includes 1 month of lease payment. It is to be paid into the nominated bank account on conclusion of the contract signing.

**Monthly lease payment** of \$3750 is to be paid on 25<sup>th</sup> of each month into the nominated bank account.

## **Waste collection**

The lessee must arrange for licensed waste collection adequate to their needs.

## **Licensed and weekly cleaning**

The lessee is responsible for general site cleaning including vacuuming, dusting, mopping and surface cleaning on a weekly basis at minimum.

## **Additional Cleaning**

If lessors are required to undertake excessive cleaning of the spaces or the bathrooms, or unnecessary cleaning of the shared spaces caused by lack of adequate waste management by the lessee, a cleaning fee of \$400 is applied on each occasion to the lease invoices for payment by the lessee.

## **Permitted Use**

The site is essentially a venue for functions, but there are many possibilities for the site use including Weddings, Commemorations, Baptisms, Birthdays, Services, Anniversaries, Business meetings, Product and book launches,

Poetry and book readings, Visual art shows, Stand-up comedy, Dance classes, etc.

The purposes for usage of the site must be articulated by the lessee to the lessor.

The use of the site for the purposes of sole storage of goods or household items, residential purposes, tattooing, massage, sex shop, provision of sex work, and services which are illegal.

### **LESSOR RESPONSIBILITIES:**

The lessors are responsible for maintenance of the general shared space and the site integrity including the general wear and tear of the building.

The lessors reserve the right to remove from the premises any person behaving in an irresponsible manner. This behaviour may affect the co-located users.

### **PROVISOS**

**Deliveries:** We accept no responsibility for any damage or loss of property caused during delivery.

**Environment:** We want to preserve a happy and healthy environment for the neighbourhood and are committed to minimisation of waste. We encourage customers to think of alternative decorations such as fresh or paper flowers, candles, wind spinners, bunting, origami, bubble blowers, ribbon dancing, steamers, tissue paper decorations, and other ideas.

### **OPPORTUNITIES:**

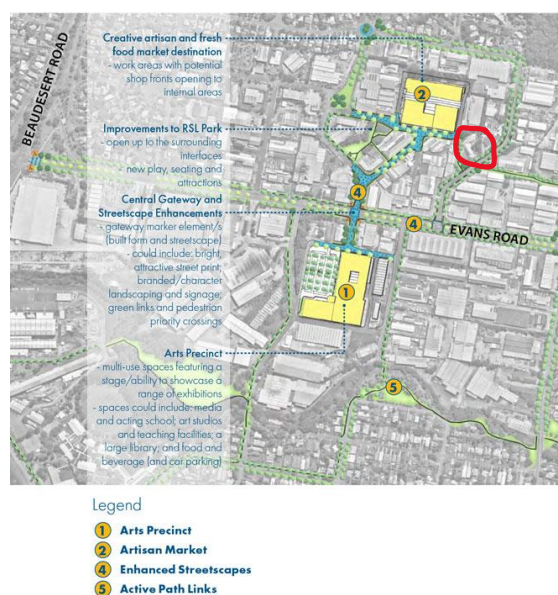
#### **Proximity**

The site is 11km from the centre of the Brisbane Central Business District along either the M1 or Ipswich Road. The Brisbane Airport is 25km from the site. Outside the front gate, there is a bus-stop, and 1.3km walk away is the Salisbury train station.

## Redevelopment as a Creative Zone

The Brisbane City Council “Nathan, Salisbury, Moorooka Neighbourhood Plan” is in draft for conclusion in 2022 and full implementation by 2025. Community input has offered a reimagining of Salisbury with new areas in our surrounding streets for arts and entertainment spaces. This builds enormous capacity for the adjoining streets and businesses. An example concept is below with increased arts precincts and markets. The red circle indicates our location.

### Exploring Key Ideas



Catalyst projects that celebrate the heritage fabric, build on the local offering and generate new activity and jobs around key places at the heart of the precinct



## Future Olympic Games

Brisbane will host the 2032 Olympic and Paralympic Games. The site is 7.5km from the Olympic sites at Woolloongabba and 5km from the Queensland Tennis Centre Olympic site, both destined for redevelopment in the next years.