



COMING SPRING 2021 · TO LET

New Café Opportunity

Do you want to run a brand new community café in a great location in Gorton?

New business opportunity for a local social / community enterprise, educational establishment, or charitable organisation to lease the kitchen and run a café for residents and open to the public at our newly built Gorton Mill House development.



GORTON · MILL · HOUSE

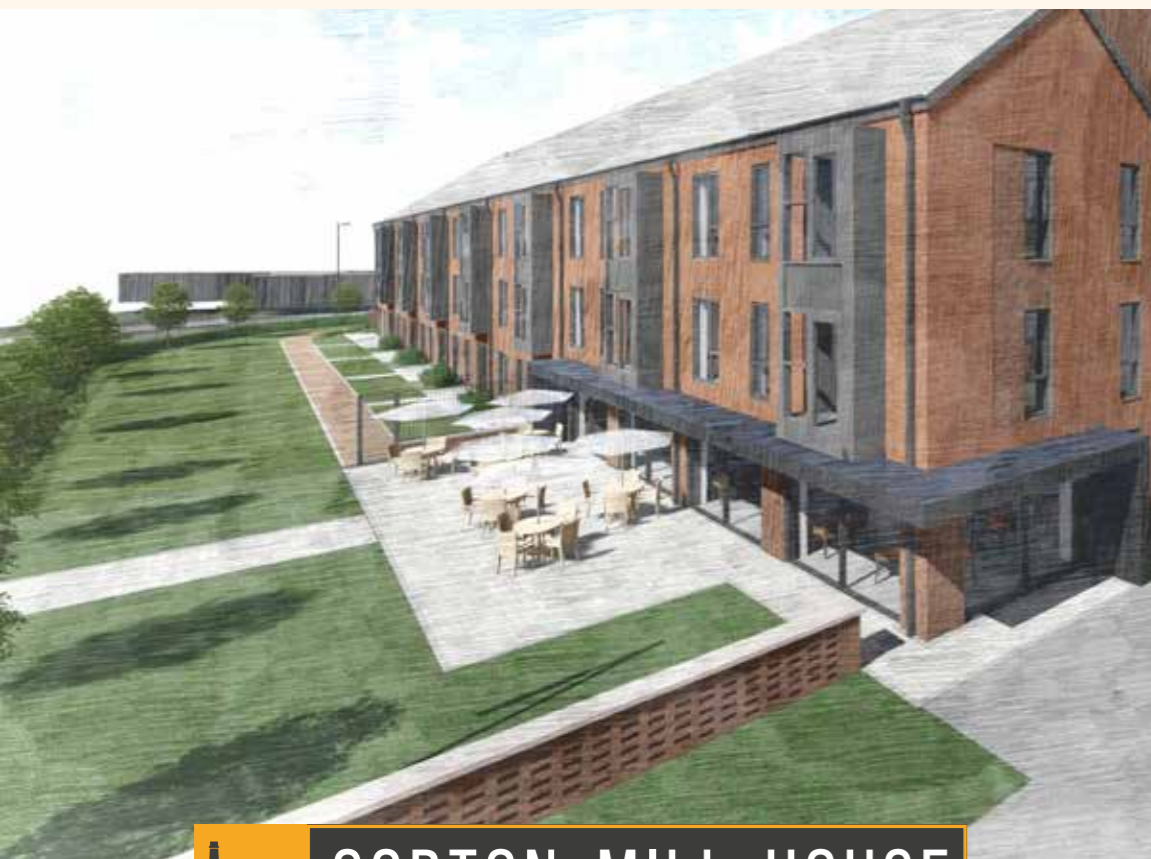
For enquiries call Cathy Ayrton on 0161 448 4200 or email ageneighbour@southwayhousing.co.uk



Run your own brand new community café in a beautiful new extra care housing scheme

We are looking for a local Social/Community Enterprise, educational establishment, or charitable organisation to lease the kitchen and run the community café at Gorton Mill House.

Gorton Mill House is a brand new development with 106 homes for people 55+ in a central location, close to Abbey Hey Primary School and Gorton Community Centre.



 **GORTON · MILL · HOUSE**

Where will the café be?

Southway Housing Trust is developing an extra care housing scheme on Abbey Hey Lane in Gorton. Extra Care is designed to cater for a diverse range of older people and while there is a care team on-site, not everyone living in the scheme will have care needs.

Who are we looking for?

Ideally we are looking for a local Social /Community Enterprise, educational establishment, or charitable organisation to take on the lease of the kitchen and run the café. We would like the café to offer affordable nutritional food that is local and seasonal, including breakfast, lunch, afternoon tea, cakes and coffee's. We would like the provider to offer a package of meals that residents could subscribe to, for example, regular 2 courses at lunch times for £6 a day.

The package should be flexible, so residents can defer meals they miss, or allow them to be used by a friend or family member. We would also like the café to provide a larder for local residents to purchase essential perishable food such as milk, cheese, bread and eggs.

We are a non-profit community based housing provider and we are looking for a provider who is flexible, so we have the option to use the café space to hold community events. We are looking for a provider who share our commitment to local recruitment and provision of local volunteering and work placement opportunities.

The fine details

Rental charges will include utility costs, service charges and the commercial rent which will be phased over the first 3 years of the lease, phasing to be negotiated and may be dependent on the business being profitable.

The café operating times are still to be approved by the planning authority but we hope that the café can be open 7 days a week 8am-7pm.

There are approximately 63 internal covers and a dedicated area for around 24 external covers.

There will be a security shutter over the servery.

The leaseholder will be responsible for cleaning the commercial kitchen and cleaning of the café seating space before, during and after opening hours.

The kitchen is manufactured by Kitchequip and will have at least one year's warranty after which the provider will be required to commission a regular service and maintenance contract including providing Southway with evidence of service certificates for electrical and gas appliances.

The provider will be required to clean and maintain the kitchen equipment according to the manufacturer's instructions.



ADDRESS

Abbey Hey Lane, Gorton,
Manchester, M18 8DU.

UTILITIES

There are sub meters for the café
and Southway will bill accordingly.

WIFI

Southway will provide a password
accessible wifi but no IT support.

COMMERCIAL BINS

Provider to arrange and agree
their own waste contract.

For enquiries call 0161 448 4200 or email AFapplications@southwayhousing.co.uk

