

78-80 TIB STREET, M'CR

RETAIL UNITS & SERVICING

OVERVIEW



The assumption that there will be a restaurant occupying the ground floor, retail space operating from the 1st floor and a café occupying the 2nd floor with exclusive use of the roof top terrace.

GROUND FLOOR - RESTAURANT

Deliveries

- **Frequency of deliveries will be a max of 4 times a week – The meat supplier to attend twice, the drink supplier to attend once and the dry goods supplier to attend once.**
- **Vehicle Size – this will vary between suppliers and will not be larger than a standard truck.**
- **Time of Day – Suppliers will generally deliver between 10am and 1pm prior to opening, or around lunchtime if there are more drop offs.**

Maintenance

Maintenance would occur annually on the following items:

- **Service/ professional cleaning on the extraction unit.**
- **PAT testing.**
- **Servicing of electrical appliances e.g. fridges, freezers, etc.**
- **Servicing of gas appliances e.g. cooker.**
- **Servicing of specialist equipment e.g. coffee machine.**

Capacity

- Due to the size and proposed layout we are expecting approx. 8-12 tables (table sizes from 2 to 8 which).
- There will be a maximum of 40 customers at any one time.
- There would be a maximum of 4 kitchen staff and 4 front of house staff to service the 40 customers.

Operating Hours

- 7 days a week (closing on Christmas Day and New Year Day as a minimum).
- 12pm until 10pm (with last orders at 9.30pm)
- Staff on site from 10am for admin work, cleaning and preparation work.

1ST FLOOR – RETAIL UNIT

Deliveries

- **Frequency of deliveries will be once every 2 weeks – This retail space will be offering non-perishable goods thus deliveries will be scarce.**
- **Vehicle Size – deliveries will be made via smaller vehicles.**
- **Time of Day – Supplies will be delivered by the tenant operating the retail space therefore the delivery time will be between 9am and 12pm prior to opening and manning the unit.**

Maintenance

The only maintenance required would be an annual PAT test on electrical appliances.

Capacity

- **This area will be for retail only and will have shelving, tables and rails to display products.**
- **There will be a maximum of 20 customers at any one time – with people arriving in small groups and leaving within 30minutes.**
- **There would be a maximum of 4 staff members.**

Operating Hours

- **7 days a week (closing on Christmas Day and New Year Day as a minimum).**
- **12pm until 7pm**
- **Staff on site from 10am for admin work, restocking and cleaning.**

2ND FLOOR – CAFÉ & ROOF TERRACE

Deliveries

- Frequency of deliveries will be a max of twice a week – The drink supplier to attend once and the dry goods supplier to attend once.
- Vehicle Size – this will vary between suppliers and will not be larger than a standard truck and expect them to be smaller.
- Time of Day – Suppliers will generally deliver between 10am and 1pm prior to opening, or around lunchtime if there are more drop offs.

Maintenance

Maintenance would occur annually on the following items:

- PAT testing.
- Servicing of electrical appliances e.g. fridges.
- Servicing of specialist equipment e.g. coffee machine.

Capacity

- Due to the size and proposed layout we are expecting to place 6 tables (4x 2 seaters and 2x 4 seaters) on the 2nd floor.
- The roof terrace will have plants and planters therefore there will be a reduced capacity of 3 tables (3x 3 seaters).
- There will be a maximum of 25 customers at any one time on the 2nd floor including the roof terrace.
- There would be a maximum of 3 staff members to service the 25 customers.

Operating Hours

- 7 days a week (closing on Christmas Day and New Year Day as a minimum).
- 11am until 7pm
- Staff on site from 9am for admin work, restocking and cleaning.

COLLECTIONS

General Collections

- **There will not be any collections from the units that require large vehicle.**
- **There is an expectation that customers may pre-order items for collection.**

Refuse Collection

With the units sharing a communal refuse space and bins we expect the collections to be as follows:

- **General Waste – 3 times a week**
- **Mixed Recyclables – 2 times a week**
- **Cardboard & Paper – once a week**
- **Food Waste – 2 times a week**

Refuse Collection Times

Refuse collection time to be confirm.

CLEANING

78-80 Tib Street will be a serviced commercial property therefore as landlords we would implement services to ensure that the communal space is clean and free of refuse.

- **Cleaner to ensure that the refuse points are clean.**
- **Cleaner to ensure that there is no cross contamination with the recycling and that all bins are neat and tidy following collection.**