



# Stall 166

## Joe Pat Accessories

Business for sale

Submit an Expression of Interest  
to be part of the iconic  
South Melbourne Market



[southmelbournemarket.com.au](http://southmelbournemarket.com.au)

# South Melbourne Market

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## The Quintessential Village Market

With over 5.5 million visitors annually, the South Melbourne Market has, and continues to, set the standard in placemaking and has delivered consistent growth in visitation over the past decade. Since 1867, the Market has been a treasured inner-city landmark and a favourite among locals and visitors. It is the quintessential village market, a place where people come not only to purchase fresh food, but to meet, eat, drink, shop, discover, share, and connect.

Inside our Market, authentic traders display their wares with pride and passion. Quirky and playful characters are found behind the counters, delivering old fashioned customer service with a smile. We embrace and showcase the local, supporting local farmers, artisans, and producers. It is a foodie's paradise where freshness, quality and diversity are paramount and foodstuffs from land and sea are on show. We celebrate a philosophy of real food, encouraging you to cook dishes made from great quality, fresh produce sourced from our family of traders you know, love and trust.

We are home to seriously good coffee, specialty tea and a vibrant restaurant precinct for day and night-time activation. There is also an amazing array of merchandise and services with everything from clothing, homewares and second-hand books to hairdressing and pet food. With a calendar of live music, events and activities, the Market is a happy and experiential place that celebrates the senses. Take a trip to the Market: you never know what you will find, but we guarantee it will be full of surprising moments and experiences!

An independent committee, appointed by Council, governs the Market with support of the City of Port Phillip.

## Stall Prospectus

# Stall 166 – Joe Pat

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### Business for sale

Long established hat and fashion accessories store in South Melbourne Market JoePat Accessories is up for sale after 33 years in business. Specialising in hats and scarves.

There is a requirement to introduce a significant complimentary sunglasses offering in to the business and upgrade the current fit out.

Sale includes -

All stock holding

Shop fit out and fixtures

Business name (if desired)

Support and training from current owner to successfully hand over the business

3 year trading licence at SMM





## Stall Prospectus

# Stall 166 – Joe Pat

### Business for sale

- **Category:** General merchandise – Hats / Scarves / Sunglasses
- **Stall location:** Central Market – Aisle D (entry from aisle D and E)
- **Trading hours:** Currently four days;
  - Wednesday 8am – 4pm
  - Friday 8am – 5pm
  - Saturday 8am – 4pm
  - Sunday 8am – 4pm
- **Licence period:** 3 years
- **Size:** 37.4m<sup>2</sup> and 5.1m<sup>2</sup> of yellow line display area

**Please note:** There is a purchase price for this business that will need to be negotiated with the current business owner.



## Stall Prospectus

# Stall 166 - SMM terms

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### Licencing, fees and stall details

- **Land Status:** Crown land. The City of Port Phillip is the appointed Committee of Management under the provisions of the Crown Land (Reserves) Act 1978 and by further delegation to the SMMC, as a Special Committee of Council, pursuant to s.86 of the Local Government Act 1989.
- **Licence Term::** 3 years
- **Proposed Form of Agreement:** South Melbourne Market Licence
- **Permitted Use:** By negotiation with South Melbourne Market Management – Must introduce sunglasses offering
- **Fixtures and Fittings:** Included in sale – Upgrade to existing fit out required
- **Services and Infrastructure:** electricity
- **Tenancy Size:** 37.4m2
- **Rental Fees:** See fee table on next page
- **Estimated outgoings:** The licensee will be required to pay any metered charges for utilities such as gas, water and electricity where applicable. The licensee will also be required to pay an annual public liability fee of \$499.97 (incl. GST) and a monthly pest control fee of \$8.36 per month (incl. GST). Fees are subject to review at EOFY.



# Stall 166 SMM fee rental table

Stall 166	Term	<b>3 years</b>
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Commencement:	1-Jul-22		
Annual Fees (incl GST)	Year 1 1 July 2022 To 30 June 2023	Year 3 1 July 2023 To 30 June 2024	Year 4 1 July 2024 To 30 June 2025
Stall fee increase on previous year		3.50%	3.50%
Stall Area Fee	\$ 33,500.00	\$ 34,672.50	\$ 35,886.04
External Area Fee	\$ -	\$ -	\$ -
<b>TOTAL incl GST</b>	<b>\$ 33,500.00</b>	<b>\$ 34,672.50</b>	<b>\$ 35,886.04</b>
TOTAL excl GST	\$ 30,454.55	\$ 31,520.45	\$ 32,623.67
GST	\$ 3,045.45	\$ 3,152.05	\$ 3,262.37
Monthly Fees (incl GST)			
Stall Area Fee	2,791.67	2,889.38	2,990.50
External Area Fee	-	-	-
<b>Total</b>	<b>2,791.67</b>	<b>2,889.38</b>	<b>2,990.50</b>

## Stall Prospectus

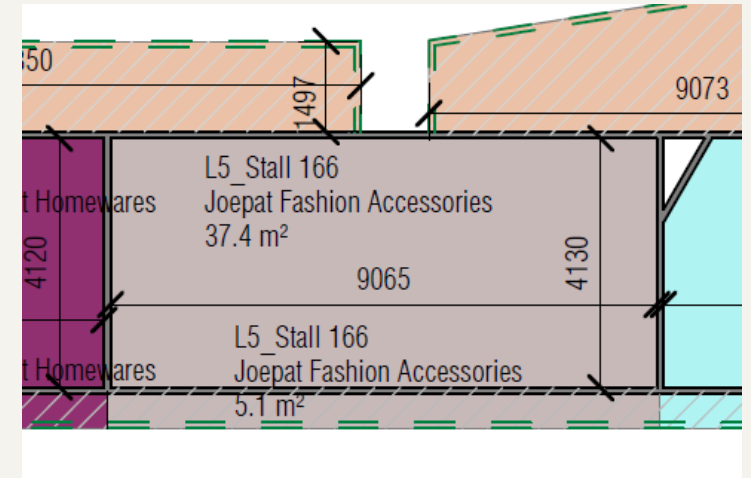
# Stall 166 – Central Market

### Precinct overview

South Melbourne Market are seeking expressions of interest for a new and exciting business owner for Yakedy Yak , a specialist tenant that is centrally located in the busy Centre Market precinct. The location is close to busy F&V and centre aisle foot traffic.

#### Features:

- Located in a vibrant precinct with a universally recognised loyal customer visitation
- Quality, complementary concepts and operators
- Central market location with main access to both Coventry and York Streets
- Prime location.
- 2 entry / exit points from different aisle locations.



## Stall Prospectus

# Expression of Interest Process

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### Application process:

The expression of interest process and business selection will be conducted by members of the South Melbourne Market Management Team. Submissions must be lodged via electronic submission.

1. Applicants to read and understand all documentation.
2. Develop Business Plan: a link to a template is available on the [South Melbourne Market website](#) or you can develop your own addressing the information requested in the template.
3. Fill out and submit the application form online via the Market website before the expression of interest closing date.
4. An evaluation panel comprising of South Melbourne Market Management Team members will evaluate each application based on evaluation criteria.
5. Applicants are shortlisted and interviewed if required.
6. Successful applicant advised.
7. Business sale finalised between old and new tenant.
8. Licence prepared and delivered.





## South Melbourne Market

# Get in touch

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Corner of Cecil & Coventry Streets, South Melbourne



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