


Old Library Building - Stella Bull Park

General Information



Address	115 Main Street Greytown 5712
General Description	<p>This building is situated in a reserve close to the centre of town and framed by mature exotic and native trees. It was constructed around 1890 by Milton Varnham for the Masonic Lodge, and later became Greytown's Library from 1980 until 2007. Since then, it has been commercially leased by Council to a variety of businesses.</p> <p>The building consists of an entry, a large main room with two ante rooms, a kitchen and two toilets (including one disabled toilet).</p>
Total Floor Area	130.98m ²
Signage	<p>Signage for the new Lessee is available out the front of the building, utilising the existing posts.</p> 
Term of Lease	TBC
Annual Rental	<p>\$27,500 plus GST per annum</p> <p>Note a community lessee may attract a discounted rental</p>
Building Fitout	<p>Fitout plans will require prior approval by the Council.</p> <p>The Stella Bull Park building is listed as a heritage building. This means that there would be restrictions regarding any intended large-scale changes to be made as part of the fitout process.</p>
Building Surroundings	<p>The current lease is for the building only. If your proposal requires additional outdoor space please indicate this in your application. The building's surroundings form part of Stella Bull Park which is a reserve area and maintained by Council contractors i.e. the lawns, paths etc surrounding the building are not the Tenant's responsibility.</p> <ul style="list-style-type: none"> • For further information, refer https://swdc.govt.nz/governance/plans/ for: • Stella Bull Park Management Plan • Stella Bull Park Development Plan • Greytown Old Library/Kouka Cottage Conservation & Maintenance Plan

Evaluation of Proposals

All proposals received will be evaluated according to the Council's criteria which include, but are not limited to, the following:

- The benefit that the proposal will bring to Greytown
- Alignment of the proposal with the Council's community outcomes
- Alignment of the proposal with the Reserves Act
- Alignment of the proposal with the relevant reserve management plan, development plan and conservation & maintenance plan
- Proposed rent
- The financial sustainability of the entity
- Proposed fitout requirements
- Proposed lease term
- Proposed lease conditions

Following evaluation of all received proposals, the Council may, at its own discretion, choose to discuss proposal/s further with the preferred party/ies or decline all offers and continue to advertise the property.