

TOWN *of* CLAREMONT

Expression of Interest:

331 Stirling Highway, Claremont



Our vision and mission

OUR VISION

**The Town is a progressive,
respectful, sustainable
local government
supporting a connected,
flourishing community.**

OUR MISSION

**We exist to deliver quality
services for Claremont
today and to build the
foundation for the future.**

Introduction

The Town of Claremont (**Town**) is seeking Expression of Interest (**EOI**) to occupy the premises at 331 Stirling Highway, Claremont from July 2025 until 31 December 2025. The property is currently vacant.

The purpose of this EOI is to activate the vacant building and bring vibrancy to the Claremont Town Centre.

The user is expected to deliver positive community outcomes, therefore the Town is willing to offer the space at a reduced lease fee for commercial users or no fee for not for profits / charitable groups if the applicant can demonstrate the benefits to the community.

The Town encourages applications from groups/individuals who can deliver a unique opportunity for locals that inspires creativity. Uses of the space could include but are not limited to:

- Artisanal markets;
- Pre-loved fashion market;
- Space for creatives such as, artists, photographers, podcasting, fashion designers, makers and other creative outlets
- Delivery of workshops or programs for creative, sustainability or community outcomes.

The Town is open to other ideas and encourages EOIs that can deliver a unique offering to the Town of Claremont community.



About the Town

The Town of Claremont is the local government authority for the beautiful, leafy, riverside suburbs of Claremont and Swanbourne. The Town is located on the land of the Whadjuk Noongar people and covers an area of almost 5km². This area is home to approximately 11,284 people, with an estimated growth to 14,600 residents over the next 20 years. Families make up the largest household type and they are supported by eight government and independent schools.

The Town includes a thriving town centre, comprising of a large shopping centre and surrounding streets of boutiques, restaurants, and cafes with the convenience of easy access to public transport. There are a total of 1618 businesses in the Town of Claremont. The Town is also home to the Lake Claremont Conservation Category Wetland, numerous parks and dog exercise areas, a par 3 golf course, the Claremont Aquatic Centre, the Claremont Museum and the Bay View Community Centre. The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community. We exist to deliver quality services for Claremont today and to build the foundation for the future.

The Town's Strategic Community Plan 2021 – 2031 contains the following strategic goals relevant to this document:

1. Support new and existing local small businesses and entrepreneurial activity.
2. Raise the profile of the Claremont Town Centre as a visitor destination.

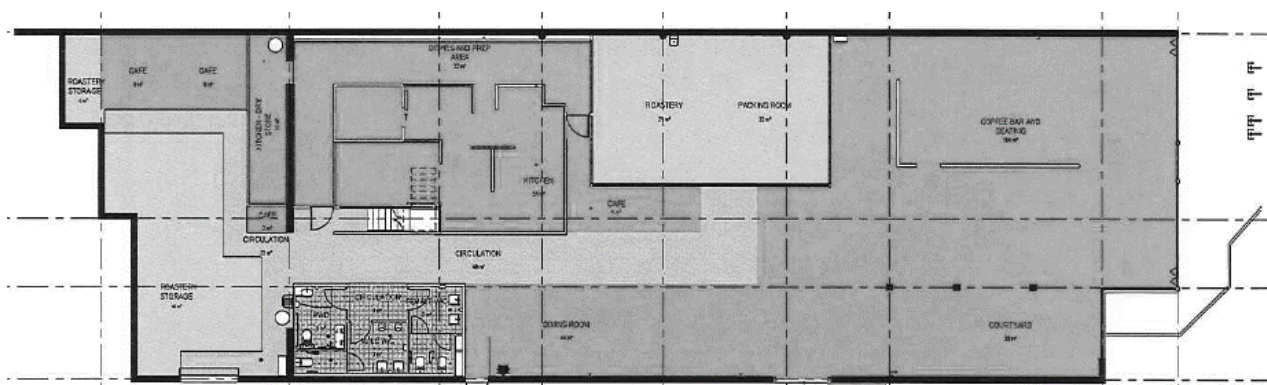
For more information, please visit www.claremont.wa.gov.au.

Site Details

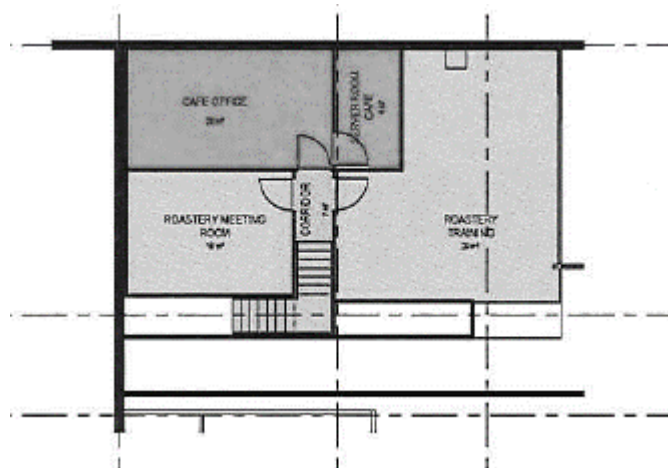
The Site comprises 2,389m² and holds a key position within the Town Centre, abutting Stirling Highway. The Building Area comprises 750m². The Site also includes an adjacent carpark which comprises 54 car bays. These bays are free timed parking and are not for exclusive use of the building.

The building consists of:

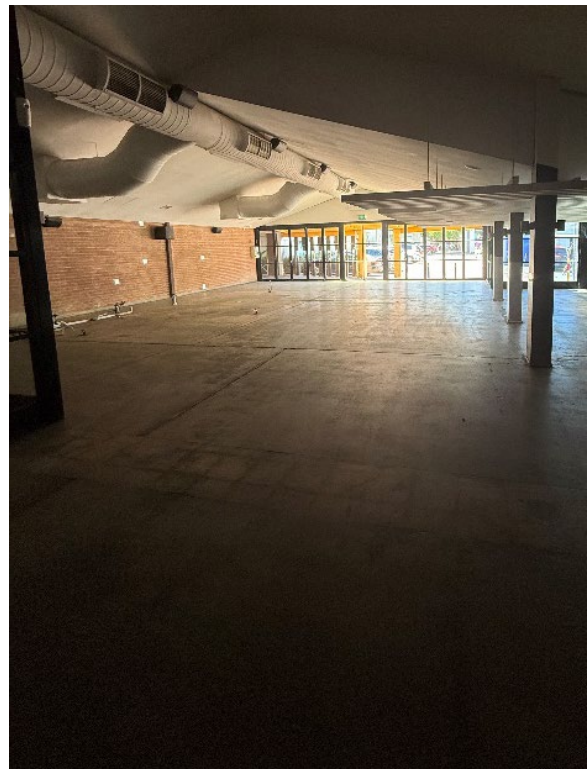
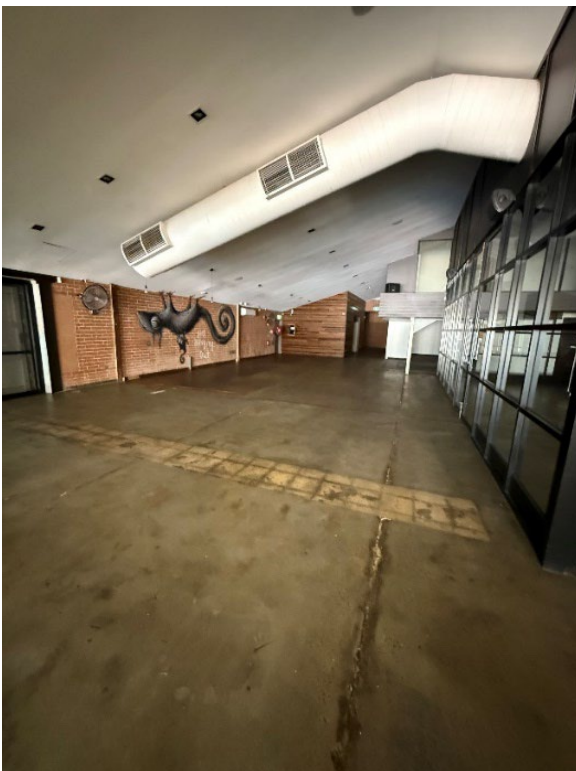
- Main floor. The commercial kitchen shown below has been removed as has all roasting equipment.
- Warehouse area



- Offices on the mezzanine floor.



Below are photographs of the ground floor





The Process

PROPOSED TIMELINE	
Event	Approximate timeframe
EOI Issue Date	25 June 2025
Site Visit	Upon Request
EOI Closing Date	10 July 2025

All applications should note:

- The Town's unique demographic and pre-existing shopping district that the building is located within. Details about Claremont Town centre can be found here: [Town Centre | Town of Claremont](#)
- The space needs to be activated for the full period with flexibility for example, opening the space on selected days, times or weekends only.
- One off events/activations will not be considered.

- The space is vacant and empty; the user is expected to use the space as is and the Town will not be making any substantial changes to the current building.
- The user must be self-sufficient and operate independently of the Town in running the space.
- The Town of Claremont has a range of grant opportunities that may be relevant in supporting the user open the space and marketing, these details can be found here: [Town of Claremont Funding and Grants](#)
- The selected group will enter into an Agreement with the Town to deliver the outcomes agreed and will be expected to deliver these outcomes to the best of the users ability.

The following applies to all submissions:

1. All information provided by the Town is provided in good faith. The contents and details of this document are accurate as of the date of issue.
2. The Town intends to maintain the right to access the property and potentially use parts of it, depending on the applicant selected) but will notify the user in advance.
3. All applications will be treated in confidence. Please note that the Town being a local government authority is subject to the *Freedom of Information Act 1992*.
4. The Town has absolute discretion in relation to the evaluation of a submission.
5. The Town may resolve not to progress with any submissions.
6. Assume the Town has no previous knowledge of your activities or experience.

Further Information

Applicants seeking further information should direct their enquires to the Town's Leasing Team by contacting (08) 9285 4300 or emailing leasing@claremont.wa.gov.au

Please register your interest for a site visit via leasing@claremont.wa.gov.au

Submissions

To submit an EOI, please complete and return the **attached** EOI Form and provide the following details:

- Details of the Group or Individual including legal status.
- Details of the proposed use, commencement date and lease fee. If applying to use the space free of charge, please demonstrate why this opportunity would not be possible if fees were charged to the use.
- Details of the positive community outcomes your proposal will provide for the local community.
- Another relevant information that may support your application.

Submissions are to be lodged to leasing@claremont.wa.gov.au

Evaluation

Following the closing date, the Town will review all submissions received. The town has full discretion in its evaluation but will consider the following criteria:

- Lease Terms including Commencement Date.
- Rent proposed (if applicable).
- Proposed Use.
- Community Outcomes.
- Past Experience.

EOI FORM

In addition to providing information requested, please complete and submit this form.

APPLICANT DETAILS	
Trading Name	
Legal Status	
ABN	
Address	
Contact Person	
Contact Person -Title	
Contact Person -Email	
Contact Person - Telephone	
CONFLICTS OF INTEREST	
Is the applicant aware of any conflict of actual, potential or perceived conflict of interest which currently exists with the Town, its officers or Councillors, or which may arise in relation to the proposed lease?	
Yes	No

Signature of Authorised signatory:

Date

Name:

Position:

ACKNOWLEDGEMENT OF PEOPLE AND COUNTRY

The Town of Claremont acknowledges the Traditional Custodians of the land and waterways of the Claremont and Swanbourne area. We respect the significance of their connection to the sacred sites, the Derbal Yerrigan and Galbamaanup wetland. We honour the ancestors of our community Elders who survived and cared for this Country.

