

Expression of Interest



On behalf of:

AVID READER

June 2023

Submissions to be lodged with:

Dylan O'Donnell

dodonnell@lpc.com.au

By 5pm Friday 9 June 2023

Brisbane Retail Accommodation

LPC has been appointed to represent Avid Reader in relation to their Brisbane retail requirement.

Avid Reader has been a West End institution since opening in 1997, specialising in new, quality fiction and non-fiction books, plus in-store events including book launches, signings and book clubs. Avid Reader was named Australian Bookshop of the Year at the Australian Book Industry Awards 2021.

For more information, please visit: <https://www.avidreader.com.au/>

The Requirement

Item	Comments
Type of Accommodation	Retail shopfront in high exposure location with sustained pedestrian traffic and access for loading
Lettable Area	An area of 200 – 250 sqm is required.
Locations	Ashgrove, Albion, Toowong, Indooroopilly, Brisbane CBD and other inner city and surrounding suburbs will be considered
Lease Commencement	October 2023
Lease Term	An initial lease term of 5 years will be considered with multiple option/s to renew.
Premises Condition	Level concrete floor with air-conditioning
Access for Fit-out	Access will be required no later than 3 months prior to lease commencement with the ability to trade from the premises upon the completion of the fit out works.
Signage	Please provide details of signage available
Car Parking & Other	Customer parking is required within close proximity to the premises
Agent Appointments	LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

Lodgement Details

Each party must nominate premises that meet the above requirements. Details to be submitted to our office by 5:00pm Friday, 9 June 2023.

Submissions are to be lodged with

Dylan O'Donnell | dodonnell@lpc.com.au | 1300 415 215