

How to submit a bid for units in the Stables

Thank you for your interest in bringing your business to the Stables, an exciting and rare opportunity to be part of Port Sunlight's community and reawaken this special building.

We aim to continue to offer viewings and answer any questions up until close of business (5pm) on 7 August 2025, subject to availability of team members.

A number of potential bidders have asked for guidance on expected rent levels:

- Fixed rents in the village range from £4 to £12 per square foot depending on the condition of the building – so your bid should reflect the state of the space after any landlord-funded works have been completed
- Turnover rents will vary depending on the profit margin for the type of business, but are typically between 3% and 10% of net turnover – we suggest you try a range of figures in the financial template and check that the rent figure that is calculated is affordable to you

Bids should be submitted to tenders@portsunlightvillage.com and consist of the following information:

1. Which unit(s) you are bidding on

2. An overview of your business

- The nature of your business
- If you are already trading and for how many years
- If you are a new start-up and how are you funded

3. An overview of your proposal

- What you intend to use the space for
- What it will look and feel like
- How it will enhance the village for residents and or visitors
- Why you believe this will be a good 'fit' for the village
- How will it impact on the neighbouring businesses and residential properties
- It would be helpful to include mood boards

4. Your financial proposal

- Please use the template provided
- Retail/hospitality bidders should use the turnover sections (or explain why you haven't)
- Other bidders should use the fixed rent sections

5. An overview of the physical works that will be needed

- Explain the cost figures you have included for works in the financial proposal
- Explain why if you do not require certain types of work (e.g. if you don't propose to insulate the walls)
- Describe any changes that you would like to make to the façade, windows, doors, roof etc. – noting that they are likely to require planning consent – ideally include at least a sketch design
- Detail any works that you would expect PSVT as the landlord to complete prior to you taking occupation