



**Expressions of Interest
for the
Operation of a Café
at the
Blennerville Windmill Visitor Complex**

**Briefing Document
April 2022**

**Closing date for receipt of Expressions of Interest is 5pm on
Friday 22nd April 2022**



Briefing Note

1. Introduction

Kerry County Council, on behalf of the Blennerville Windmill Company Ltd., is calling for expressions of interest from those interested in entering into a short-term rental agreement to operate a Café at the Blennerville Windmill Complex.

This offers an opportunity to operate a Café at the Blennerville Windmill Visitor Complex located at Windmill Lane, Blennerville, Tralee, Co. Kerry. The Visitor Complex offers ample free parking and is located within walking distance of Tralee Town Centre and just off the N86 Dingle touring route on the gateway to the Dingle Peninsula, on the Wild Atlantic Way. It is ideally located adjacent to the popular Canal and Tralee Bay Amenity Trail walkways, on the edge of the scenic and historic village of Blennerville.

Respondents should reply to this Request for Expressions of Interest before the deadline set out below. This Expression of Interest exercise may also involve the Board of the Windmill Company seeking information through other means, such as a request for feedback, a briefing session or a presentation.

Kerry County Council can facilitate site visits, in this regard, please contact the Tralee Municipal District via email TraleeMunicipalDistrictOffice@kerrycoco.ie or phone 066 719 1321 to arrange.

All costs and expenses incurred by respondents relating to their participation in this market sounding exercise including, but not being limited to, site visits, field trials, demonstrations and/or presentations, shall be borne by and are a matter for discharge by, the respondents exclusively.

Kerry County Council reserves the right not to follow up on this notice in any way and/or to change its requirements in any way.

2. Background

Blennerville Windmill is an iconic attraction, located 3km west from Tralee, on the shores of Tralee Bay and at the main access point to the Dingle Peninsula. The Windmill, which dates from 1800, was restored with Council and FÁS support in the 1980s.

The working Windmill remains the centrepiece of the attraction that includes a visitor centre with audio-visual theatre and static exhibition on the restoration of the windmill and 19th century emigration from Blennerville. A model railway exhibition on the old Tralee-Dingle Light Railway was added in 2012. The Windmill Centre currently attracts 15,000 visitors annually and employs 4 people on a full-time and seasonal basis.

The centre is a 7-day operation during the months of June, July and August, open daily from 9.30a.m. to 5.30 p.m. and a reduced operation for the months of April, May, September and October. The centre attracts both domestic and international visitors including coach tours.

The Café Unit is 74.62 sq m and contains table and chair furnishings but does not include any café fittings, fixtures or equipment. The Café can facilitate the service of light snacks and facilities are not in place to provide a hot-food service. Any equipment required for the provision of this service is to be provided by the successful service provider. Consideration may also be given to a mobile food unit to support the operation of the café.

Toilet facilities serving the Café are located within the Visitor Centre.



3. Tralee Town

Tralee is the capital town and administrative centre of County Kerry, a region of spectacular beauty and one of Ireland's premier visitor destinations. The town is located on the northern side of the Dingle Peninsula, and is the largest town in County Kerry. The town's population including suburbs was 23,691 as of the 2016 census making it the 8th largest town, and 14th largest urban settlement in Ireland.

Where we are
COORDINATES:
52.2569° N, 9.7368°
EIRCODE:
V92 NCN2

Tralee
Blennerville
To Dingle

WINDMILL LANE,
BLENNERVILLE, CO. KERRY,
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blennervillewindmill@gmail.com
www.blennerville-windmill.ie

Kerry Ireland
Kerry
Your Natural Escape

BLENNERVILLE Windmill
and visitor centre

'Highly recommend this tour - not just for adults - kids would also enjoy'
TIMO GERMANY

'The model train village is an added bonus'
HANNICA Holland

'The tour of the windmill was fabulous'
CATHERINE FLORIDA

'A beautiful Kerry Historical experience, brings history to life'
TOM NEW YORK

IMMERSE YOURSELF
in the stories of emigration from Kerry during the Great Famine (1845 - 1848). Appreciate the only authentic and restored windmill along the Wild Atlantic Way.

4. Guidelines for Respondents

There is no mandatory format for responses to this Expression of Interest Exercise.

5. Consideration of Proposals

Incoming submissions to Kerry County Council will be considered on the following basis: -

- Previous experience and capabilities of the respondent entity including previous management experience of operating a similar business.
- The suitability of any proposal in relation to fire and food safety and environmental rules and guidelines.
- The commercial viability and sustainability of any proposal.

6. Closing Date for receipt of proposals and delivery address

Closing date for receipt of Expression of Interests is **5pm on Friday 22nd April 2022.**

Proposals may be submitted by email to TraleeMunicipalDistrictOffice@kerrycoco.ie or delivered in hardcopy to the following address marked "EOI Café at Blennerville Visitor Centre":

Tralee Municipal District, Prince's Quay, Tralee, Co. Kerry.

Any queries should be sent by email to: TraleeMunicipalDistrictOffice@kerrycoco.ie or phone 066 719 1321.

