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Planning

NSDC-1003 Ollerton Town Centre Cinema Fit Out and Operator

Newark And Sherwood District Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-039242

Procurement identifier (OCID): ocds-h6vhtk-055d95 ([view related notices](#))

Published 11 July 2025, 12:39pm

Scope

Reference

DN780154

Description

Newark and Sherwood District Council are in the process of developing a new 3-screen cinema facility, located in the town of Ollerton, and would like to hear from interested cinema operators on their proposals for this opportunity.

The council envisage the interested cinema operators would provide proposals around either a:

- i) Self-fit-out and long term lease opportunity; or
- ii) Self-fit-out and freehold purchase; or
- iii) Fully fitted and long term lease opportunity (to the operator's specification); or

iv) Fully fitted and freehold opportunity (to the operator's specification)

Please note, for the purposes of this scope, the below definitions are being used:

Self-fit-out: This includes all the internal works required to enable a fully operational cinema, and includes but is not limited to: soundproofing; tiered seating; sound and projection systems; and welcome foyer/ticket management area. The building will be provided to a basic shell and core standard only.

Following the above fit out, an exciting opportunity is available for a cinema operator, as an anchor tenant, for the transformational development proposals for the town centre of Ollerton. Proposals for this regeneration scheme include:

- A range of retail units;
- Food and drink facilities;
- A selection of office space;
- A public services hub, where the Town Council, Newark and Sherwood District Council and Citizens Advice Bureau will co-locate;
- Residential units, and
- A cinema.

The cinema will be cited on the prime frontage of the scheme, opposite a large Tesco store, and positioned overlooking the new boulevard and public realm area. The boulevard has been designed to enable a range of markets and small community events to be held.

Car-parking provision will be provided via the Tesco carpark opposite, for up to 4 hours free parking. A Car Park Management Plan has been collaboratively developed and agreed between Tesco and NSDC, for all future town centre users.

Interested parties are encouraged to submit expressions of interest for self-fit-out options, including any expectation on landlord incentivisation as this is the Council's preferred approach.

Total value (estimated)

- £1 excluding VAT
- £1 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 31 October 2027
- 2 years, 2 months

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45212150 - Cinema construction work
- 92320000 - Arts-facility operation services

Contract locations

- UKF15 - North Nottinghamshire

Engagement

Engagement deadline

8 August 2025

Engagement process description

Please note the value placed in this advert is a nominal figure and is not related to the opportunity described in the scope above.

Interested parties are required to submit expressions of interest via the ProContract procurement portal, using the provided questionnaire located on the portal.

Only submissions of expressions of interest received according to these instructions will be considered.

<https://procontract.due-north.com/Advert?advertId=69640218-4b5e-f011-813a-005056b64545&p=527b4bbd-5c58-e511-80ef-000c29c9ba21>

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

31 August 2025

Contracting authority

Newark And Sherwood District Council

- Public Procurement Organisation Number: PPXR-3259-QCMJ

Castle House, Great North Road

Newark

NG24 1BY

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF15 - North Nottinghamshire

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Welland Procurement

Summary of their role in this procurement: Buyer

- Public Procurement Organisation Number: PVMQ-1845-NYPP

Parkside

Melton Mowbray

LE13 1GH

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF22 - Leicestershire CC and Rutland

Contact organisation

Contact Welland Procurement for any enquiries.