

# More Resort Park

## Tenant Application Guidelines

Last updated:2024/05/14

In December 2024, More Resort (Fukufukuya Co., Ltd.) will open More Resort Park, which will offer new dining and play options for international and domestic visitors to Hakuba Village.

In Hakuba Village, there are few night time restaurants and indoor activities that can be enjoyed during stormy weather. Therefore, we are opening a new location in Hakuba with an eating and drinking area where you can enjoy many choices of food and drinks while experiencing Japanese culture, and an activity area where you can enjoy darts, billiards, and live music.

Therefore, we are looking for food, beverage and entertainment entrepreneurs to occupy this park.



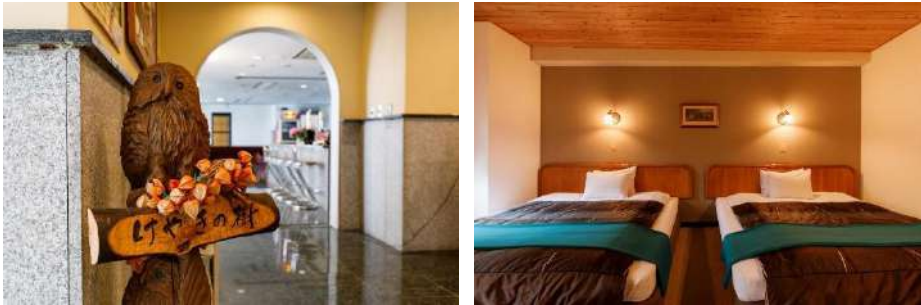
# 1 Facility Overview

More Resort Park	
Component Facilities	<ul style="list-style-type: none"><li>• Hotel Keyaki-no-Ki</li><li>• UFO Stadium</li><li>• Edo-mura Ukiyoe Yokocho Alley</li><li>• Kamakura Dome</li></ul>
Location	4721 Hokujo, Hakuba, Kitaazumi-gun, Nagano, Japan, 399-9301
Parking lot	50
Expected visitor	International visitors, mainly from Australia and Southeast Asia.  Domestic travelers using skiing and training camps.
Transportation	Free shuttle bus service will be available (connecting Hakuba Station, Hakuba Iwatake Snow Field, and Able Hakuba Goryu Ski Area)  Local bus: Alpico Kotsu Sarukura line, Edomura bus stop (summer only)
management	Fukufukuya Co., Ltd.  Hakuba More Resort Official Page Contact Form   <a href="https://more-resort.jp/contact/">https://more-resort.jp/contact/</a>

## 1.1 Overview of each facility

### 1.1.1 Hotel Keyaki-no-Ki

Hotel Keyaki-no-Ki is a Western-style resort hotel located in the forest of Wadano in Hakuba Village. With the Hakuba Happo One ski resort nearby, guests can enjoy plenty of skiing and snowboarding during the winter season. In conjunction with the opening of More Resort Park, the hotel plans to open a restaurant within the hotel and a second restaurant that will be open even to those not staying at the hotel. The hotel also has a music studio and is known as a mecca for student band camps.



### 1.1.2 UFO Stadium

UFO Stadium is an entertainment facility adjacent to Hotel Keyaki-no-Ki. It targets both overnight guests and day-trippers. The facility will feature a bar and club with a live music venue, a buffet restaurant with a variety of dishes, and an indoor fair with various stalls to provide foreigners with a unique Japanese experience. There is a large Japanese style “hinoki” bath. That provides an alternative style of Japanese relaxation.



### 1.1.3 Edo-mura Ukiyoe Yokocho Alley

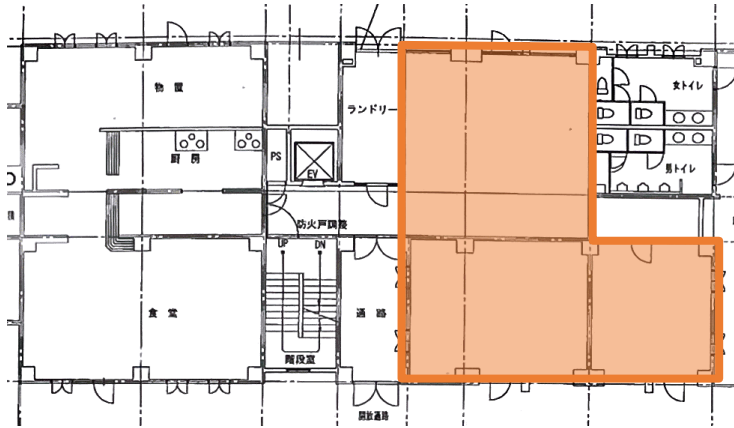
Edo-mura Ukiyoe Yokochō Alley is a new spot that expands Hakuba’s food options, with a wide variety of restaurants lining the streets with Edo period gangi style buildings. Visitors can enjoy food and sake while experiencing Japanese culture by changing into kimono or yukata at rental store.

## 2 Summary of Application Areas

tenant	area	Restaurants Permitted	remarks
Hotel Keyaki-no-Ki	Approx. 119 m <sup>2</sup>	OK	
UFO Stadium	Approx. 224 m <sup>2</sup>	OK	Expected to serve alcohol or light meals in bars, pubs, live music venues, cafes, etc.  Live music stage available
Edo-mura Ukiyoe Yokochō Alley semi-basement		OK	There are four frames.  Multiple-frame contracts are also available.
Edo-mura Ukiyoe Yokochō Alley 1st floor	Per 1 booth Approx. 19 m <sup>2</sup> ~25 m <sup>2</sup>	OK	There are 5 booths  Multiple-booth contracts are also available.
Edo-mura Ukiyoe Yokochō Alley 2nd floor		OK	There are 5 booths  Multiple-frame contracts are also available.

## 3 Details of the application area

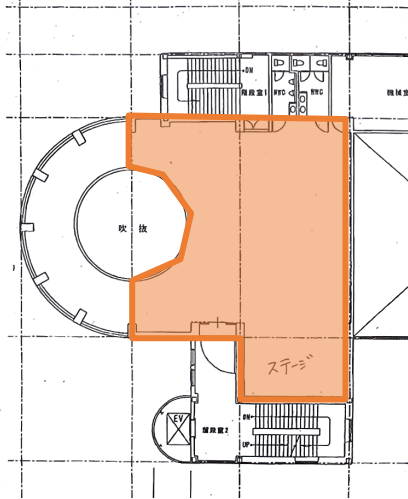
### 3.1 Keyaki Tenants



area	Approx. 119 m <sup>2</sup>
Building Structure	reinforced concrete construction
Tenant type of business to be recruited	restaurant
Tenant Rental Fees	300,000 yen/month (electricity and water included)  *For more information 4.3 Tenant Rental Fees for details.
Available equipment	table, low table, chair
remarks	<ul style="list-style-type: none"> <li>Interior can be changed. However, the apartment must be restored to its original condition when vacating.</li> </ul>



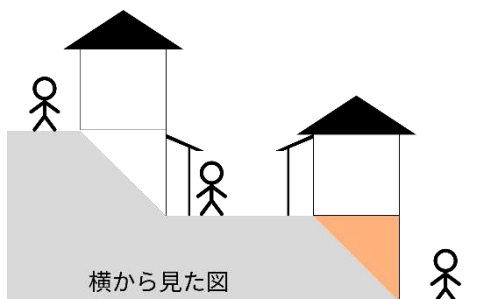
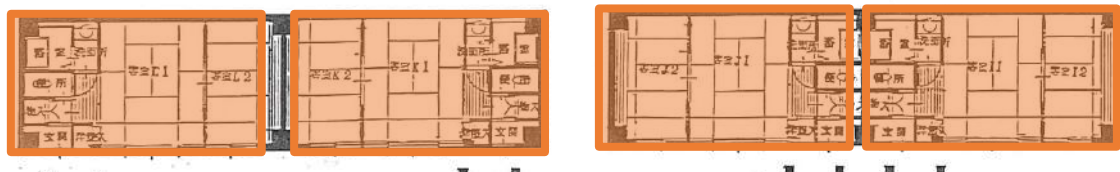
### 3.2 UFO Tenant



area	Approx. 224 m <sup>2</sup>
Building Structure	reinforced concrete construction

Tenant type of business to be recruited	restaurant Expected to serve alcohol or light meals in bars, pubs, live music venues, cafes, etc.
Tenant Rental Fees	350,000 yen/month (including electricity and water) *For more information 4.3 Tenant Rental Fees for details.
Available equipment	tables
remarks	<ul style="list-style-type: none"> <li>Interior can be changed. However, the apartment must be restored to its original condition when vacating.</li> <li>Live music venue, band facilities available.</li> <li>Gas installation not allowed.</li> </ul>

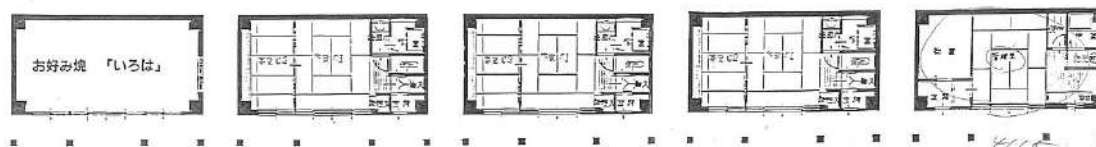
### 3.3 Edo-mura Ukiyoe Yokocho Alley semi-basement



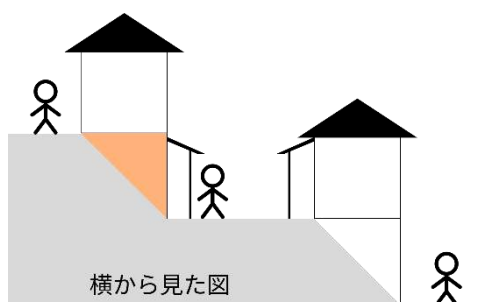
area	
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Building Structure	reinforced concrete construction
Tenant type of business to be recruited	restaurant Kimono and Yukata Rental Shop Other items that fit with the concept of Edo-mura Ukiyoe Yokocho Alley
Number of available booths	four booths
Tenant Rental Fees	250,000 yen/month per panel (including electricity and water)  *For more information 4.3 Tenant Rental Fees for details.
Available equipment	N/A
remarks	<ul style="list-style-type: none"> <li>• The facility is currently undergoing exterior restoration. The facility operator will pay for the it.</li> <li>• Multiple-booth contracts are also available.</li> <li>• Interior changes are possible. However, the apartment must be restored to its original condition when vacating.</li> </ul>

### 3.4 Edo-mura Ukiyoe Yokocho Alley 1st floor

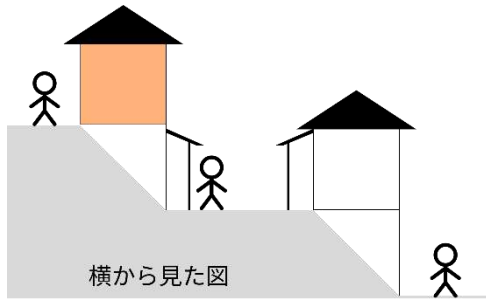
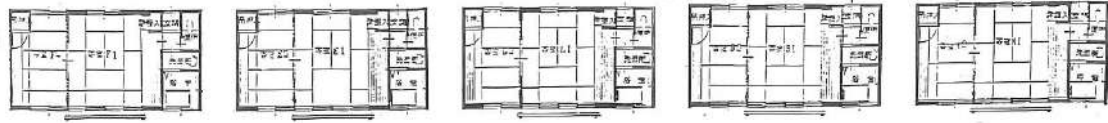






area	per 1 booth Approx. 19 m <sup>2</sup> ~25 m <sup>2</sup>
Building Structure	reinforced concrete construction
Tenant type of business to be recruited	restaurant Kimono and Yukata Rental Shop Other items that fit with the concept of Edo-mura Ukiyoe Yokocho Alley
Number of available booths	5 booths
Tenant Rental Fees	250,000 yen/month per 1 booth (including electricity and water)  *For more information 4.3 Tenant Rental Fees for details.
Available equipment	Low tables(“Hori-gotatsu”)
remarks	<ul style="list-style-type: none"> <li>• The facility is currently undergoing exterior restoration. The facility operator will pay for it.</li> <li>• Multiple-booth contracts are also available.</li> <li>• Interior can be changed. However, the apartment must be restored to its original condition when vacating.</li> </ul>

### 3.5 Edo-mura Ukiyoe Yokocho Alley 2nd floor



area	
Building Structure	wooden
Tenant type of business to be recruited	restaurant Kimono and Yukata Rental Shop Other items that fit with the concept of Edo-mura Ukiyoe Yokochō Alley
Number of available booths	5 booths
Tenant Rental Fees	250,000 yen/month per booth (including electricity and water) *For more information 4.3 Tenant Rental Fees for details.
Available equipment	N/A
remarks	<ul style="list-style-type: none"> <li>The facility is currently undergoing exterior restoration. The facility operator will pay for the exterior restoration.</li> <li>Multiple-frame contracts are also available.</li> </ul>

	<ul style="list-style-type: none"><li>• Interior can be changed. However, the apartment must be restored to its original condition when vacating.</li></ul>
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## 4 Main points

The requirements are as follows. Please note that international customers are the main clientele, so English support is required.

### 4.1 Contract period

Keyaki/UFO: November 25, 2024 - March 31, 2025

Edo-mura: October 1, 2024 - March 31, 2025

- If you wish to move in earlier than this due to preparation time, etc., please contact us.
- Tenant rental fee from the start of the contract to the start of business is 50,000 yen per month or more (subject to change depending on usage). The costs included in the following tenant rental fees are also included in the preparation period rental fees.
- Termination of the contract in the middle of the contract period shall be prohibited.

### 4.2 Business period

December 1, 2024 - March 31, 2025

- A pre-opening will be held on November 23 and 24, 2024.
- Extension to green season possible.
- Preference for use after the 2025-2026 season is also possible. Please contact us separately.

### 4.3 Tenant Rental Fees

tenant	Monthly fee (tax included)
Hotel Keyaki-no-Ki	300,000 yen
UFO Stadium	350,000 yen
Edo-mura Ukiyoe Yokocho Alley semi-basement	Per 1 booth 250,000 yen
Edo-mura Ukiyoe Yokocho Alley 1st floor	Per 1 booth 250,000 yen
Edo-mura Ukiyoe Yokocho Alley 2nd floor	Per 1 booth 250,000 yen

Tenant fees include the following

- Electricity (store lighting, operation of office equipment, use of cooking equipment) \*No electric heaters
- Water bill (for cooking)

Use of electricity and water in large quantities exceeding the above purposes may result in a ban.

The use of gas shall be at the expense of each tenant.

(Please check the details of the offered location to see where gas is available.)

Garbage shall be disposed of at the garbage dump designated by the operator, and a fee of 3,000 yen per month shall be collected in addition to the tenant rental fee.

### 4.4 Facilities, etc.

There are facilities and equipment already provided to be installed in the said tenant. For details, please refer to the details of the application area.

Please consult with us on a case-by-case basis when installing new equipment.

## **4.5 Business days and hours**

Closing days or hours of operation will not be specified. Each tenant should consult with the facility operator before making a decision.

## **4.6 Application and Insurance**

All applications to public health centers, police stations, fire stations, etc., related to the opening and operation of the stall, as well as all related costs, are the responsibility of the stall holder.

Each tenant shall be responsible for obtaining various types of insurance. (Fire insurance is already purchased by the facility operator.)

## **4.7 Prohibitions**

- The use of electric heaters in tenants is prohibited. The use of kerosine or gas heaters is recommended.

## **4.8 Other**

- English support is required as we are targeting international customers.
- There is no general information desk in the entire facility. Customer service should be provided by each tenant.
- Please cooperate with snow removal near the tenants as we will be open mainly during the winter.
- If there are many applicants, regulations may be made in consideration of the overall type of stalls, etc.

- This is a document translated into Japanese. The Japanese version is the official version.

## 5 Recruitment Schedule

May 10, 2024 Start of application

2024 End of June Facility tours are available (tours are available at any time)

July 31, 2024 Application Deadline

October 1, 2024 Start of contract

November 23, 2024 24th Pre-opening (Edo-mura Ukiyoe Yokocho Alley)

December 1, 2024 Commencement of operations

## 6 For inquiries, please contact

Fukufukuya Co., Ltd.

Hakuba More Resort Official Page Contact Form

<https://more-resort.jp/contact/>



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