



New Retail/Tourist Accommodation Opportunities in the Landmark Grade II Listed Former Town Hall Building

June 2020



Gateway to the
North York Moors
National Park

To Let

In Whole or Part
By Informal Tender

Guisborough Town Hall
Westgate Guisborough

2 Ground Floor Commercial Units

Upper Floors Suitable for Tourist Led Accommodation



- 2 Ground Floor Commercial Units with New Frontage to Westgate
- Upper Floors suitable for Tourist Accommodation
- Extensive Refurbishment to be Undertaken.
- Available to let as a whole or in part
- Planning Permission already secured for A1,A2,A3 & C1 use
- Total Internal Area 5,162 square feet
- Informal tenders by 1.00pm 14th August 2020

www.redcar-cleveland.gov.uk

Redcar & Cleveland Borough Council has embarked on a programme to release land and property assets which no longer support the delivery of council services. The rationalisation programme will see the council operate its services from fewer buildings and share premises with partners. This will generate income and receipts, which will be invested to improve services and help reduce the council's running costs. The council is seeking people who can reinvigorate Guisborough Town Hall to regenerate and revitalise the area.

LOCATION

The Town Hall occupies a prominent position in the heart of the historic market town of Guisborough, positioned on the junction of Bow Street, Church Street and Westgate.

Enjoying easy access to the Tees Valley via the A171 and A19 Trunk Roads. Guisborough is also within easy reach of the East Coast mainline rail service and Durham Tees Valley Airport.

Guisborough is situated 16 kilometres (10 miles) east of Middlesbrough and 33 kilometres (21 miles) North West of Whitby with the North York Moors and National Park being nearby to the south.

DESCRIPTION

Constructed from sandstone, the building is neo classical in appearance with moulded cornices, pilasters, band courses and plinths. Dominating the cross roads at the head of Westgate, the town's main retail street.

Access to the three-storey building is currently split between two entrances. The eastern entrance provides stair access to the upper two floors and Western entrance provides access to the ground floor only. The development proposals for the building will provide new ground floor frontages to Westgate with Eastern entrance being retained for the upper floor access which will include a lift.

HISTORY

The property is a grade II listed building (List entry number 1329572) sitting within the heart of the Guisborough Conservation Area. A historic market town, Guisborough still thrives as a place to visit, shop and live, providing a gateway to the North York Moors National Park.

Built as a replacement for an earlier toll booth in 1821, the Town Hall had two storeys and a hipped roof. Extended with a third storey in 1870, the building has a significant role in the civic past of the town, acting as a courthouse, holding cell, market and most recently as solicitor's offices.

FUNDING

With inward investment from the National Lottery Heritage Fund, a £1.6 million fund to restore the buildings historic features and bring the property back into favourable condition and use has been secured. These works will be procured and managed by Redcar and Cleveland Borough Council and are due for completion in mid-2021.

The property is also eligible for grant funding support through the Council's High Street Support Scheme. Further details are available on request

FLOOR AREAS

The property is arranged over three floors with the ground floor being used for retail space and the upper floors being used for tourist accommodation with some ground floor storage. The building offers to following accommodation: -

	Square Metre	Square Feet
GF Retail Unit 1	48.25	519
GF Retail Unit 2	63.91	688
GF Storage	30.8	331
1 st Fl Tourist Accom	168.36	1812
2 nd Fl Tourist Accom	168.36	1812
Total	479.68	5162

The upper floors will be accessed from the eastern end of the building by stairs and lift. The ground floor retail units will have their own entrance from Westgate. At this stage, there is an opportunity for prospective occupiers to have some input in to the design and layout of the accommodation.

TENURE

The units/upper floor accommodation will be let for a period to be agreed on effectively full repairing and insuring terms and will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. The incoming tenant will be responsible for payment of all utilities. Private car parking is not included although public car parks are within easy walking distance of the building.

FINISHES

The refurbishment works will strongly reflect the historic nature of the building and the surrounding area and will seek to restore and preserve the key features of the building. This will extend to wall graphics on all floors

The incoming tenants will be expected to furnish/fit out the leased accommodation in a style appropriate to the buildings historic character. The project will deliver all relevant M&E, Wi-Fi, telephone and utility connections (3-phase supply, water connections - isolated to each floor to enable individual metering).

POTENTIAL USE.

The ground floor of the property will be suitable for a commercial use. The upper floors would be suitable for tourism-led accommodation. Consideration will be given to the following uses for the building in whole or in part: Classes A1, A2, B1, C1, D1 and D2 plus Sui Generis of the Town and Country Planning Use Classes Order.

The total floor space available to let is 5,162 sq. ft. (479.68 sq. m.) although approximately 431 sq. ft. (40 sq. m.) of this space will be reserved for publically accessible exhibition space.

THE SITE

Abnormal development costs taken account of in a bid should be clearly identified. Bids should clearly stipulate any conditions attached to them. Bids which RCBC consider to have onerous or unusual conditions may not be considered.

A short list of bidders may be invited to attend an interview process where clarification of their bid will be sort. **Please note that RCBC is not obliged to accept the highest or indeed any offer.**

VAT

All charges (rent, service charges, fees, etc) levied under any agreement are exclusive of VAT. RCBC reserve the right to recover VAT if appropriate.

BUSINESS RATES

The incoming tenant is to make their own enquiries of the rating authority.

RENT

Rental offers are invited based on the contents of this invitation. RCBC will not be bound to accept the highest or indeed any offer(s) submitted.

VIEWING

Viewing is by appointment only.

Please contact Brian Masterton on 01642 444237 or Andrew Richardson on 01642 444323

INFORMATION PACK

An information pack is available upon request which includes: -

- Pro forma

INFORMAL TENDERS

All offers are to be submitted on the bid pro-forma. Informal tender documentation is available on request and accompanied by any appropriate supporting information including a business plan and proof of funding for your bid.

LEGAL AND SURVEYING FEES

In addition to any professional fees incurred on their own behalf, the successful applicant will also be required to contribute towards the reasonable legal and surveyor's fees incurred by RCBC.

In the event that a transaction is not completed, you may be required to contribute towards any abortive costs incurred by the Council after the date of acceptance of your offer.

BASIS OF OFFER

Offers are invited to lease space in the building.

CONTACT DETAILS

Brian Masterton

Strategic Assets

Redcar & Cleveland House

Kirkleatham Street, Redcar, TS10 1RT

01642 444237

Brian.Masterton@redcar-cleveland.gov.uk

CLOSING DATE

all offers to be submitted by **1.00pm** on the **14th August 2020** to Legal & Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in the envelope supplied marked as tender for **Guisborough Town Hall Westgate Guisborough**.

ACCEPTANCE OF OFFERS

Redcar and Cleveland Borough Council does not bind itself to accept the highest or any offer that may be received for the land/buildings. All offers are made subject to contract, subject to Council approval and without prejudice.

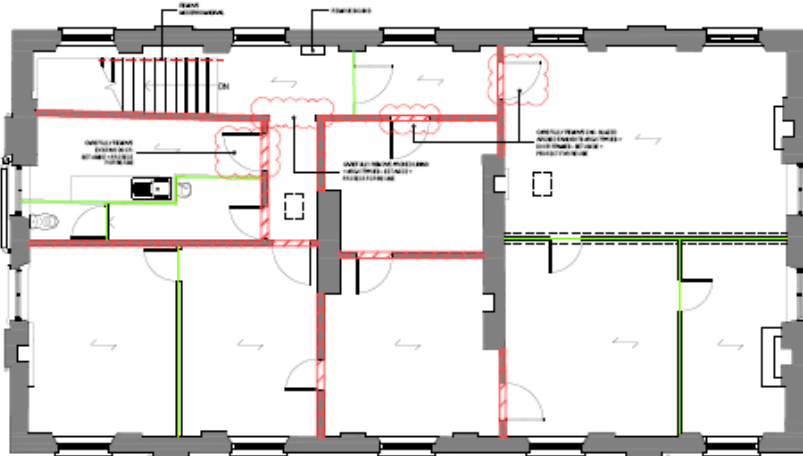


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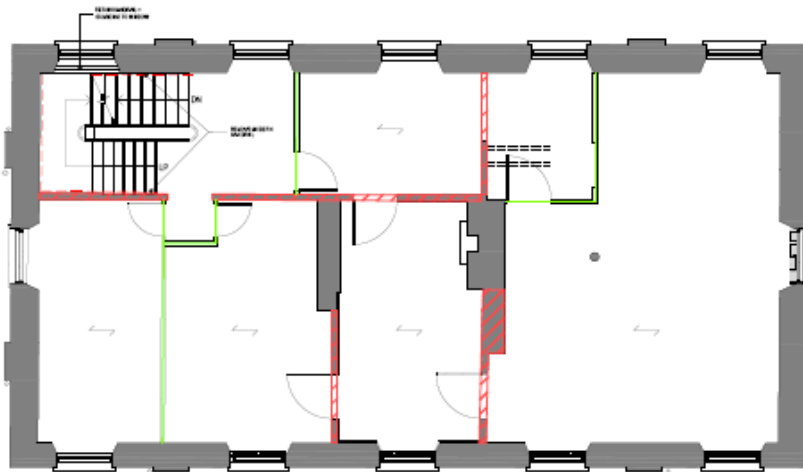


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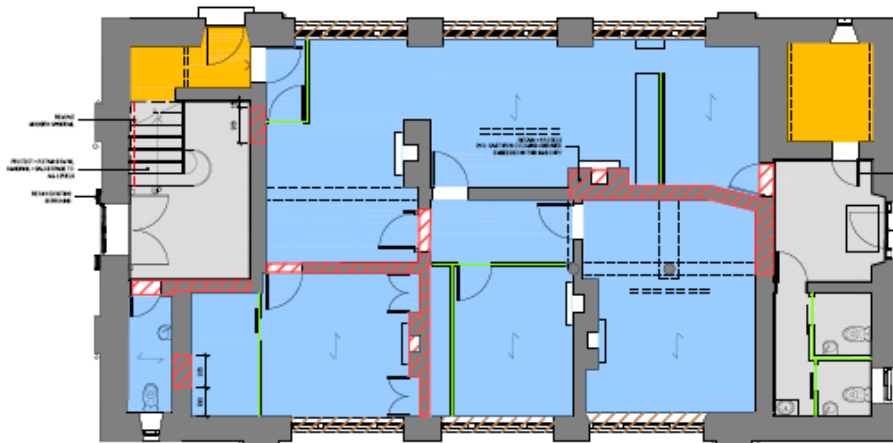
Current Layout



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

- KEY**
- EXISTING FLOOR SLAB
 - WALLS TO BE REMOVED (INDICATED BY RED HATCHED AREAS)
 - WALLS TO BE RETAINED (INDICATED BY BLUE AREAS)
 - WALLS TO BE CONCRETE OVER-LEAF TO EXISTING WALLS
 - OVER-LEAF CONCRETE OVER-LEAF TO EXISTING WALLS
 - WALLS TO BE CONCRETE OVER-LEAF TO EXISTING WALLS

DEMOLITION WORKS
 Remove all signage, pipes, gutters, render, and materials and the floor throughout the building at all levels, chisel and provide certification. Provide temporary fall protection measures for the duration of the contract as necessary. Works to be undertaken by a registered member of the British Floor Control Association.

Facilitate all works, remove all drop ceilings, render, wet materials and the floor throughout the building at all levels, chisel and provide certification. Provide machine measures for the duration of the contract as necessary. Works to be undertaken by a registered member of the British Floor Control Association.

Refer to specialist requirements in respect of fall protection measures.

Carefully remove existing cladding, rendering and walls from the existing ground floor rooms, set aside and protect.

FEATURES & FITTINGS Remove and remove all sanitaryware, accessories, cupboards and sockets, materials and protect existing drainage services.

Remove all items of furniture and floor to ceiling including all lighting, wallplugs, sockets, cupboards and the like.

Strip out all gas lines and fittings.

Retain and protect existing cast iron fireplaces and surrounds.

Strip out all electrical wiring and fittings.

JANEBRY
 Remove all doors and frames except where noted. Remove all lock-in joinery at all levels.

WALLS
 Remove walls as indicated.

Carefully and remove all plaster, plasterboard, tiles, render, tiling and any other surface finishes from affected walls at all levels.

Protect existing cast iron columns at all levels.

WINDOWS
 Carefully remove secondary glazing units and secure from internal frames where covers throughout.

See window schedule for window removals/repairs.

FLOORS
 Remove ground floor construction as noted and reduce to new formation levels.

Uplift all floor finishes from the upper levels including ply / chipboard overlays. Retain and protect the existing timber floor boarding to upper floor levels.

Ceilings
 Take down and strip out all existing ceilings back to the service cavity. Floor structure clean, clear, remove all dust, debris, insulation and the like.

SKIN
 Retain and protect the central steel handrail and balustrade, including the north elevation window guarding.

Remove the masonry handrail throughout.

Remove all floor finishes and skirtings.

Contract: GRABBERG 10000000	No.
DATE: 10/01/2021	1828
Drawing: DEMOLITION - DOWN TAKEAGE	No.
	11
Scale: 1/2000 (1:2000)	Rev.
Rev. 1: 10/01/2021	

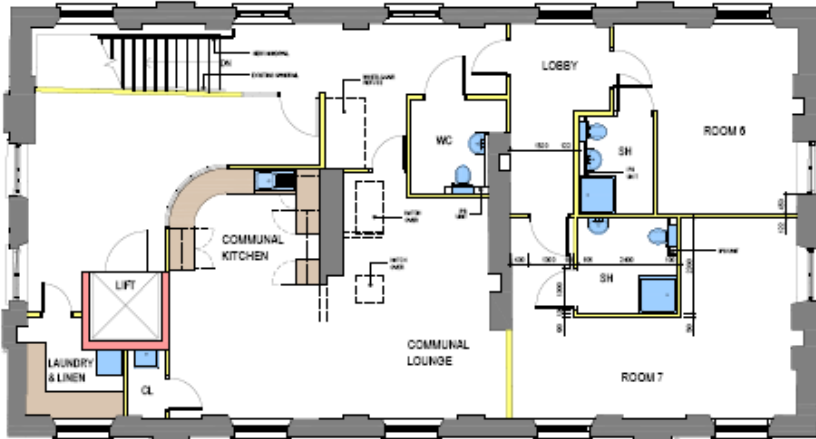
HERITAGE FUND

BBA Beaumont Brown Architects LLP

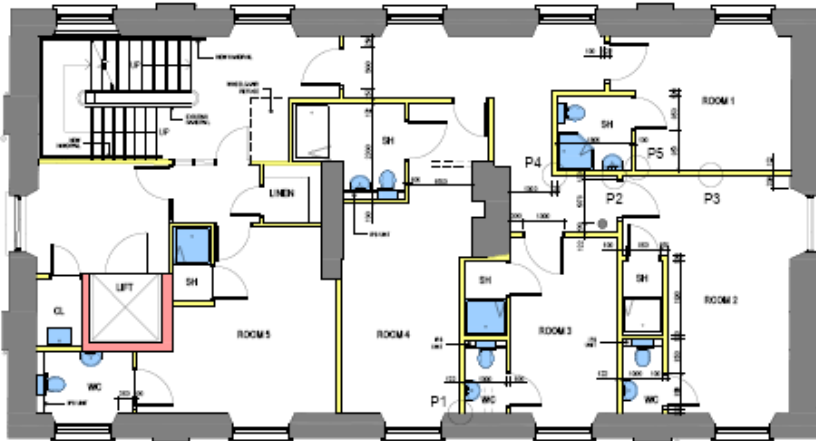
The Old Brewery, South Road, Leeds, LS10 1JQ, UK
 T: 0113 274 0000 E: info@beaumontbrown.co.uk

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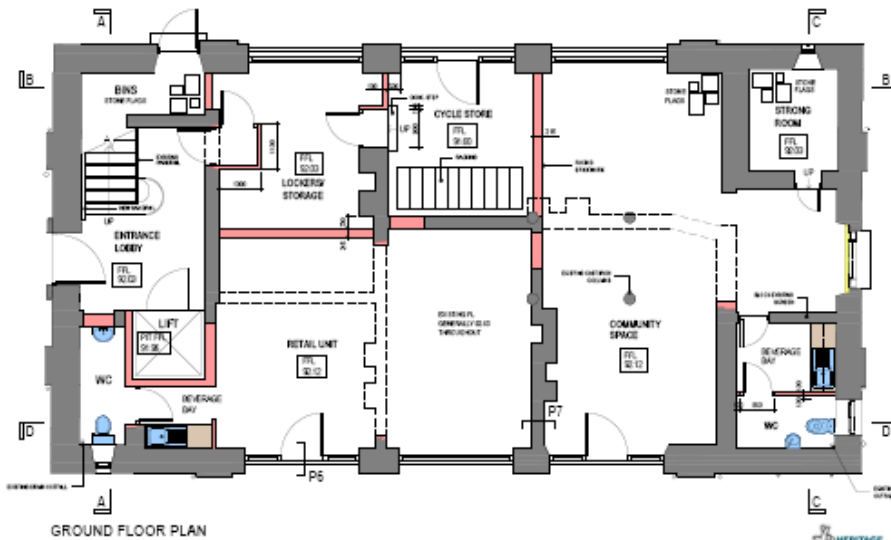
Proposed Layout



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Client: ADDRESS OF CHURCH, SHEFFIELD	No. 1828
Drawing: PROPOSED PLANS	No. 12
Scale: 1/8" = 1'-0"	Rev.
BBA Beaumont Brown Architects LLP	
The Old Brewery, Castle Street, Coalbrookdale TQ12 4JZ T: 01927 70600 E: enquiries@beaumontbrown.co.uk	

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