



OPPORTUNITY TO LEASE COMMUNITY BUILDING

June 2025

To let by way of Informal Tender
Community Building, Harcourt Road, South Bank



- Available to occupy by way of a short, medium or longer term lease – to be agreed
- Community building and adjoining land measuring approx. 5.58 acres
- Bids by way of informal tender to be submitted by 12 noon on **1st August 2025**
- Bid proforma available upon request



this is Redcar and Cleveland

Redcar and Cleveland Borough Council work with external stakeholders whose knowledge and expertise can help reinvigorate and regenerate surplus Council properties and their surrounding areas. Income generated from the sale, lease or licence of these properties is reinvested to help secure and improve Council services for the future.

LOCATION

Harcourt Road Community Building occupies a circa 5.58 acre site located between the town of South Bank and Skippers Lane Industrial Estate. Located on the outskirts of the town, the site is within a five minutes drive of the A66, and a fifteen minutes drive of the A19, providing easy access to major arterial roads.

South Bank is within a five minutes drive of Cleveland Retail Park which hosts multiple brands such as JD Sports, B&Q, Marks & Spencer and Currys. The town centre area is well connected with frequent bus services, with South Bank train station also located at the northern end of Normanby Road.

South Bank itself is primarily a residential town located within a ten minutes drive of Middlesbrough town centre and a twenty minutes drive of the North Yorkshire Moors National Park.

DESCRIPTION

The community building is of brick & blockwork under a shallow pitched roof. Internally, the property has a large open plan space with a kitchen, WC facilities and storage. Externally the property has a small car park with separate pedestrian access and circa 5.4 acres of recreation ground / playing pitch space. The facility has been identified for use as a football ground; however, other uses could be considered, all subject to planning permission as may be required.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Performance Certificate (EPC) rating is C.

FLOOR AREAS

The property is arranged over one level with the following approximate floor areas provided for guidance only. Interested parties may wish to verify areas upon inspection when considering their proposals for the space:

	Square Metres	Square Feet
Open Plan	67	721
Kitchen	11	118
Other	50	538
Total	128	1,377

TENURE

The property will be offered and occupied by way of a lease. The incoming tenant will be responsible for all repairs, maintenance, communication, insurance and utility costs including, but not limited to, electricity and water. The tenant would need to ensure that supplies to the property meet their requirements. All costs associated with any additional requirements for utilities will be met by the incoming tenant.

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 current Rateable Value is £2,550. Applicants should contact the Council's Business Rates department or the Valuation Office Agency to establish any exemptions for which they may qualify.



ANNUAL RENT

Rental offers are invited based on the successful bidder becoming liable on completion of a lease for all costs of occupation, utilities, repairs, insurance, business and water rates.

VIEWING

Viewing is by appointment only. Please contact Bryn Suggett or Brian Masterton.

INFORMAL TENDERS

All offers to be submitted on the bid proforma available, with any relevant supporting information around funding, status (e.g. charity, CIC, individual, company), history, plans & proposals for the site.

Bidders may be invited to attend an informal interview process where clarification of their bid would be sought.

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 Council's reasonable legal and surveyor's fees.

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

BASIS OF OFFER

CLOSING DATE

All offers to be submitted by **12 noon on the 1st August 2025** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

"Confidential: Tender for Football Pavilion, Harcourt Road, South Bank"

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 property. All offers are made without prejudice, subject to contract and Council approval.

Offers are invited to let the Football Pavilion, Harcourt Road, South Bank on the basis set out in these Letting Particulars.

CONTACT DETAILS

Bryn Suggett

Trainee Surveyor
Strategic Assets
Seafeld House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 01642 444384

Email: bryn.suggett@redcar-cleveland.gov.uk

Brian Masterton

Estate Surveyor
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TS10 1RT

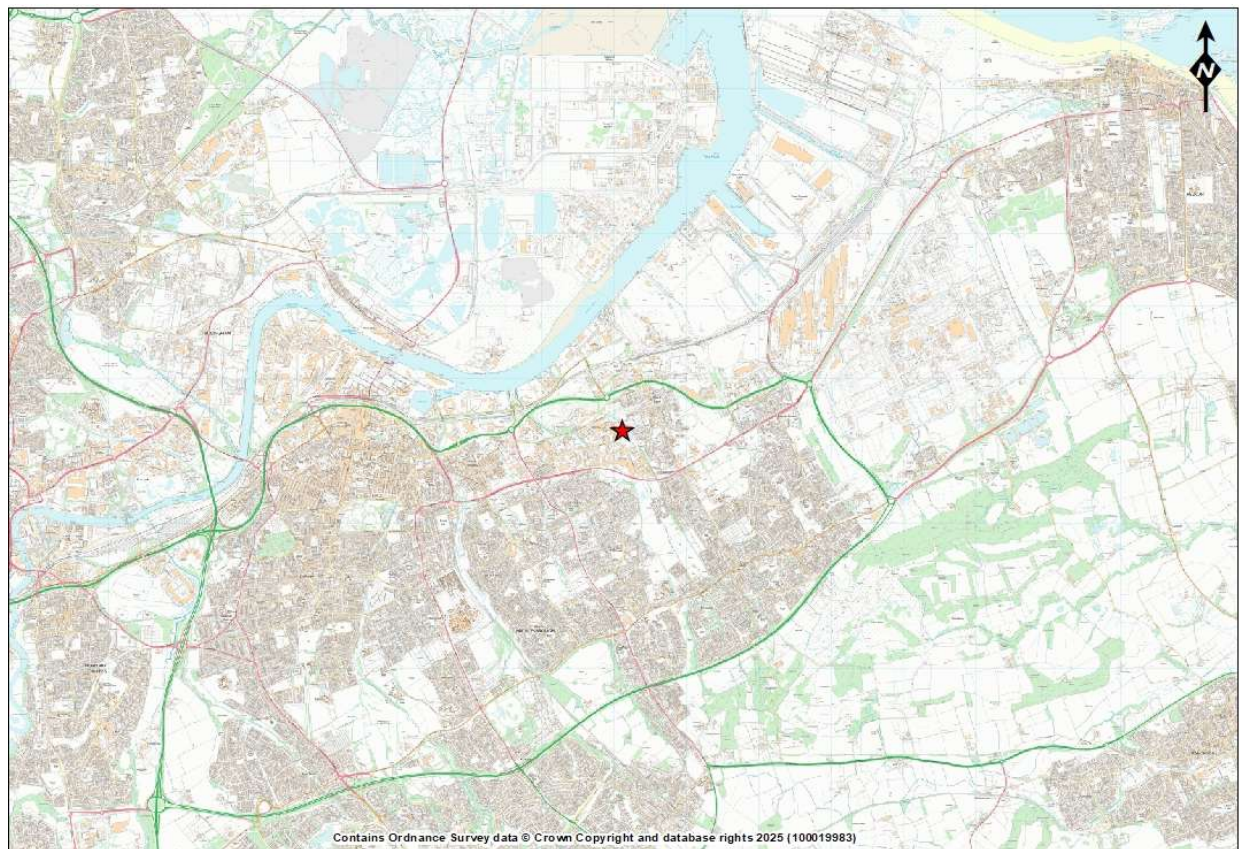
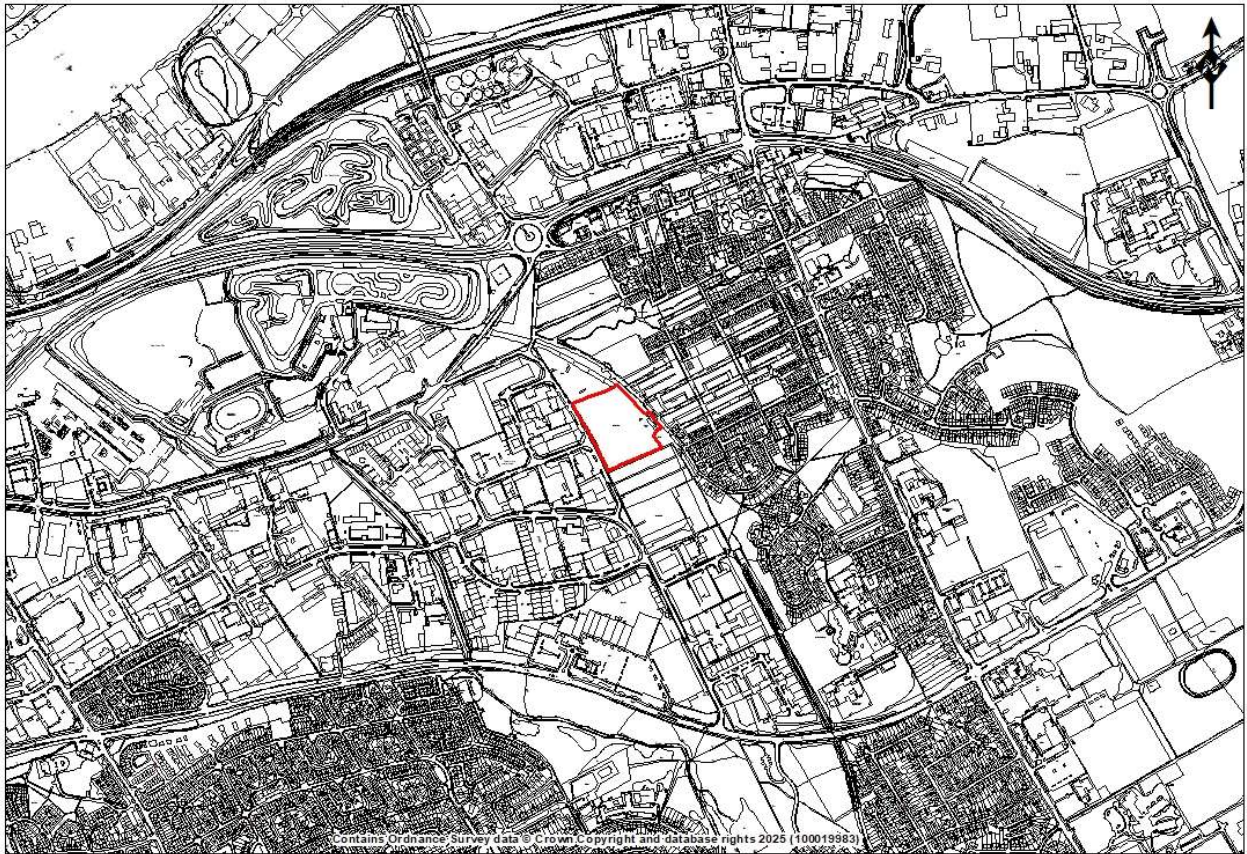
Tel: 07970 420568

Email: brian.masterton@redcar-cleveland.gov.uk

Please note that RCBC is not obliged to accept the highest or indeed any offer submitted.



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1. Pavilion from the Car Park



2. Playing field / football pitches

Redcar and Cleveland Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Redcar and Cleveland Borough Council or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT.

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