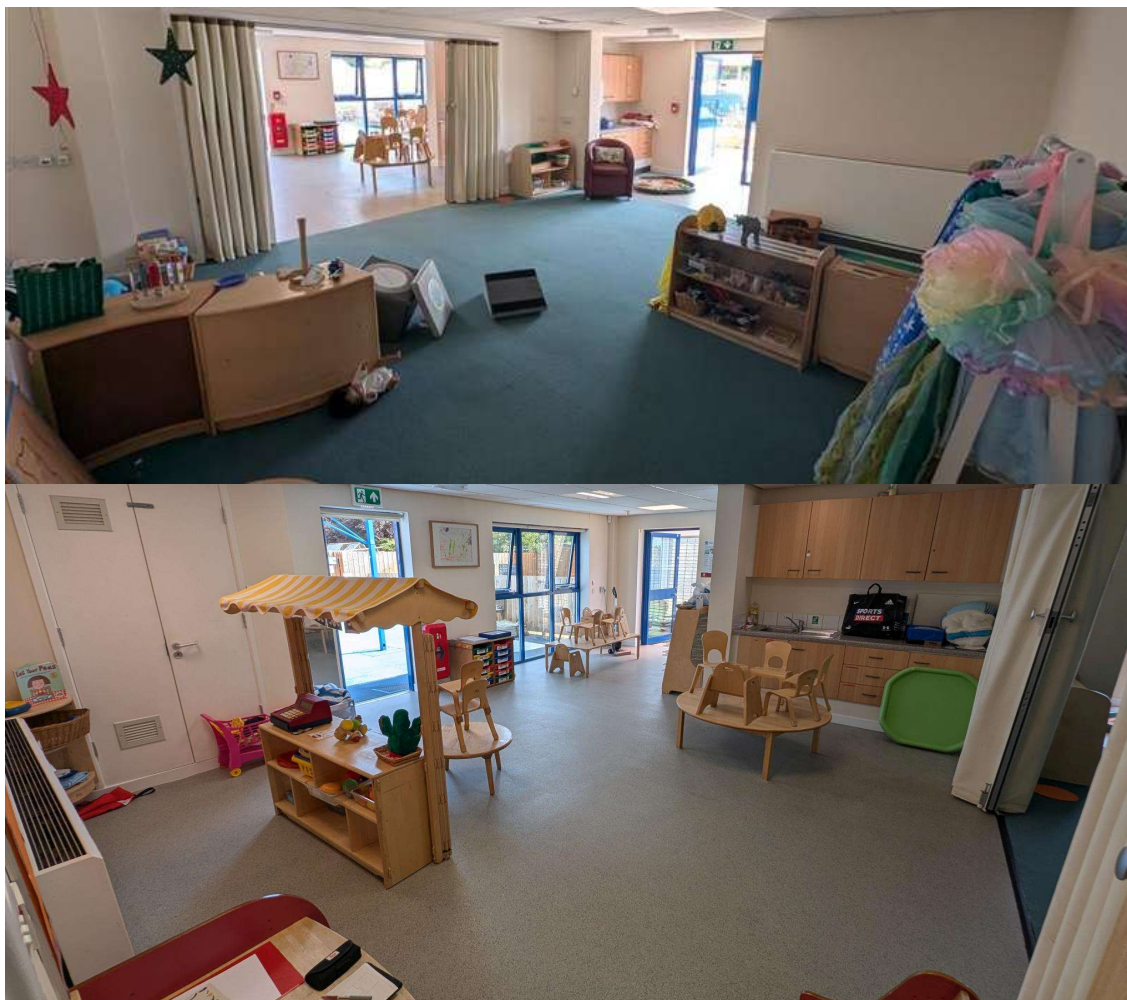




OPPORTUNITY TO LET 0-5 YEAR OLD NURSERY SPACE

August 2026

To let by way of Informal Tender
Nursery Space at Dormanstown Family Hub



- Vacant nursery space approx. 79sqm within Dormanstown Family Hub.
- Available to let by way of licence or lease on terms to be agreed.
- Bids by way of informal tender to be submitted by 12 noon on **25th September 2026.**
- Bid proforma available upon request.



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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

Dormanstown Family Hub is situated on South Avenue within the established residential community of Dormanstown, located on the eastern edge of Redcar. The property benefits from a convenient and accessible location within easy reach of the wider Redcar area and its amenities.

Public transport links are readily available, with regular bus services located within a short walk of the property. Redcar town centre and seafront are approximately a ten-minute drive away, offering access to a range of retail, leisure and community facilities.

Dormanstown benefits from good road connectivity via the A1085 Trunk Road, providing links to Redcar, Marske and the wider Tees Valley road network, including the A174 and A19.

The Family Hub is well positioned within a predominantly residential catchment area, providing access to a strong local population base and creating opportunities to serve families within the immediate community and surrounding area.

DESCRIPTION

The Family Hub is of brick, block and flat roof construction. Internally, the space benefits from partition walling, allowing the occupant to use the space as a single open plan area or as two separate rooms, both with children's toilets. Externally, the area to be let benefits from a sizeable outdoor playing space measuring approximately 284sqm.

PERMITTED USE

The Council is seeking a nursery operator to provide year-round childcare for children aged 0–5 years, including funded places for children aged from 9 months to 4 years in line with early years statutory guidance, which is suitable and inclusive of children with Special Educational Needs (SEN).

Other uses for the property are not permitted.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating is to be confirmed.

FLOOR AREAS

The space 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
Nursery Room 1	40	430
Nursery Room 2	39	419
Total Area	79	849

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, water, gas and internet. 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

Applicants should contact the Council's Business Rates department or the Valuation Office Agency to establish the rateable value and 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 strictly by appointment only. Please contact Bryn Suggett or Chris Bellamy.

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 providing an opportunity for clarification of their 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 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, but only after the date of acceptance of your offer.

CLOSING DATE

All offers to be submitted by **12 noon on the 25th September 2026** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

"Confidential: Tender for Nursery Space at Family Hub, South Avenue, Dormanstown, TS10 5LL."

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.

BASIS OF OFFER

Offers are invited to let nursery space within the Family Hub, South Avenue, Dormanstown, on the basis set out in these Letting Particulars.

CONTACT DETAILS

Bryn Suggett

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

Tel: 01642 444384

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

Chris Bellamy

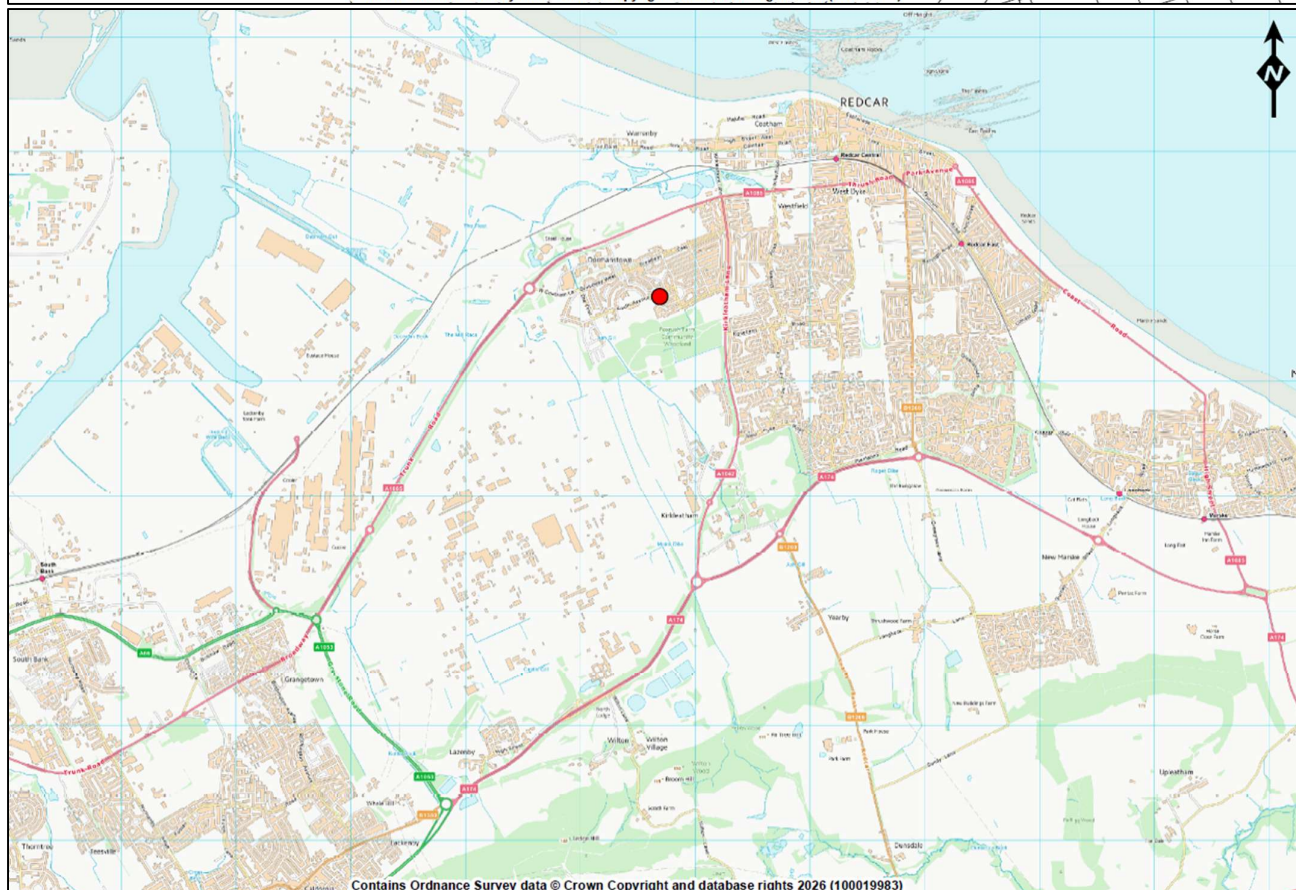
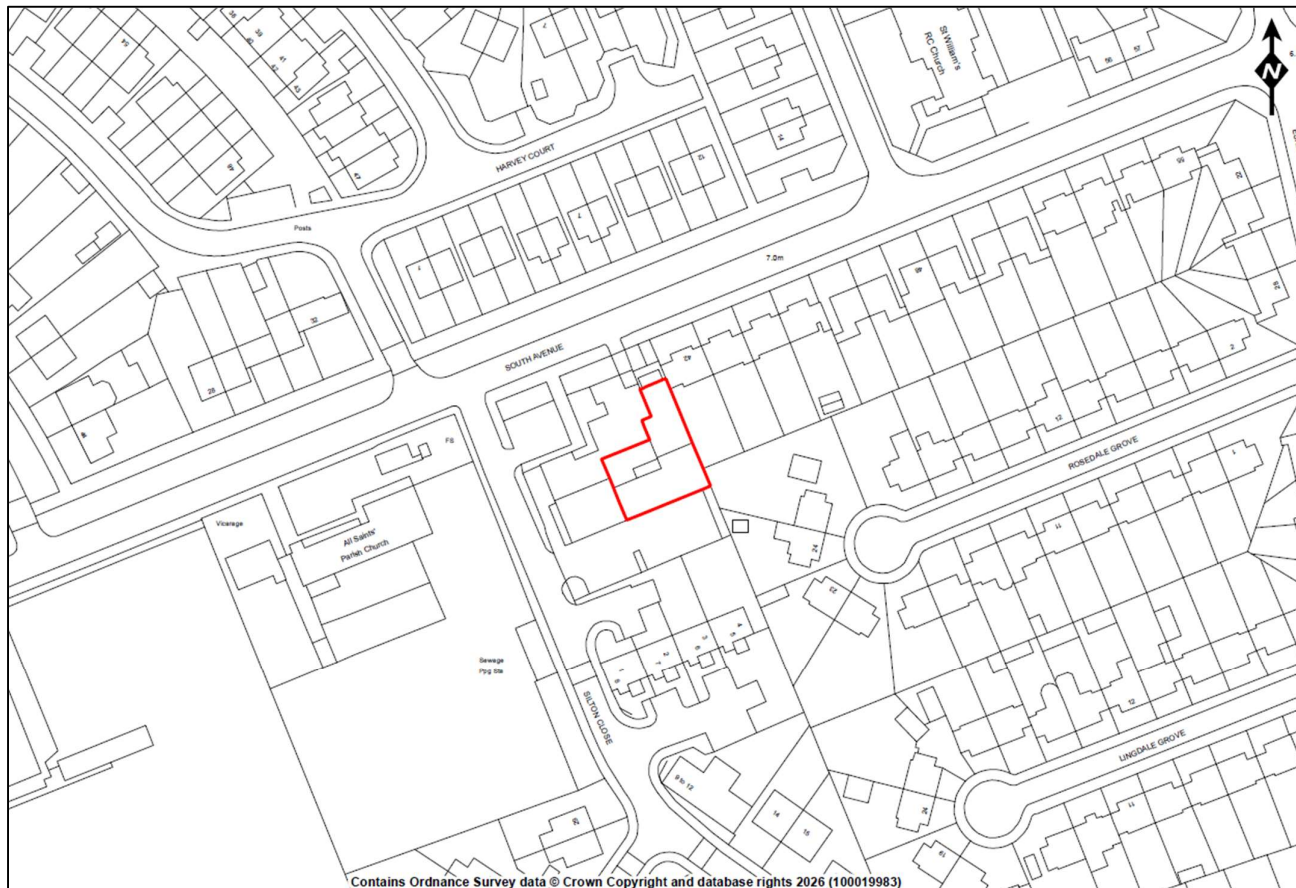
Estate Surveyor
Strategic Assets
Seafield House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 07970 420066

Email: christopher.bellamy@redcar-cleveland.gov.uk

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







1. Nursery Room 1



2. Nursery Room 2



3. Outdoor Space



4. Outdoor Space with Covered Way

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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