



OPPORTUNITY TO LEASE RETAIL UNIT

July 2026

To let by way of Informal Tender
Unit G3, The Hub, Esplanade, Redcar



- Available to occupy by way of a lease on terms to be agreed.
- Ground floor retail unit located in a prominent seafront location.
- Bids by way of informal tender to be submitted by 12 noon on **25th September 2026.**
- 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

The Hub is prominently located on the Esplanade in Redcar, occupying a prime position along the town's seafront. The property benefits from excellent visibility within a well-established mixed-use area, close to local amenities, leisure attractions and residential neighbourhoods.

This ground floor retail unit forms part of a modern multi-occupancy building and offers an accessible location suitable for a variety of commercial uses. Public transport links are readily available, with regular bus services nearby. The new Lookout development, current under construction, adjoins The Hub and the newly redeveloped Redcar Central Train Station is within a short walk.

Redcar benefits from strong road connectivity via the A1085 (Trunk Road) and A1042 (Kirkleatham Lane), providing links to the A174 and A19. The town centre, seafront attractions and public parking facilities are all situated within close proximity of the property, making it a convenient and attractive business location.

DESCRIPTION

Internally, the property comprises a modern open plan retail unit with extensive glazed frontage overlooking the Esplanade, providing excellent natural light and visibility. The accommodation is fitted out to a good standard and includes ancillary preparation and storage space with fitted stainless-steel workstations and sinks. A commercial service/delivery yard is available at the rear of the building.

The unit is considered suitable for a variety of retail, leisure and commercial uses, subject to the requisite planning permission.

ENERGY PERFORMANCE CERTIFICATE

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

FLOOR AREAS

The unit 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
Unit G3, The Hub	49	527

TENURE

The property will be offered and occupied by way of a lease. Utilities and service charges will be included within the rent to be agreed. 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

There is currently no rateable value for this property. 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 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.

BASIS OF OFFER

Offers are invited to let Unit G3, The Hub, Esplanade, Redcar, on the basis set out in these Letting Particulars.

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 Unit G3, The Hub, Esplanade, Redcar"

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.

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

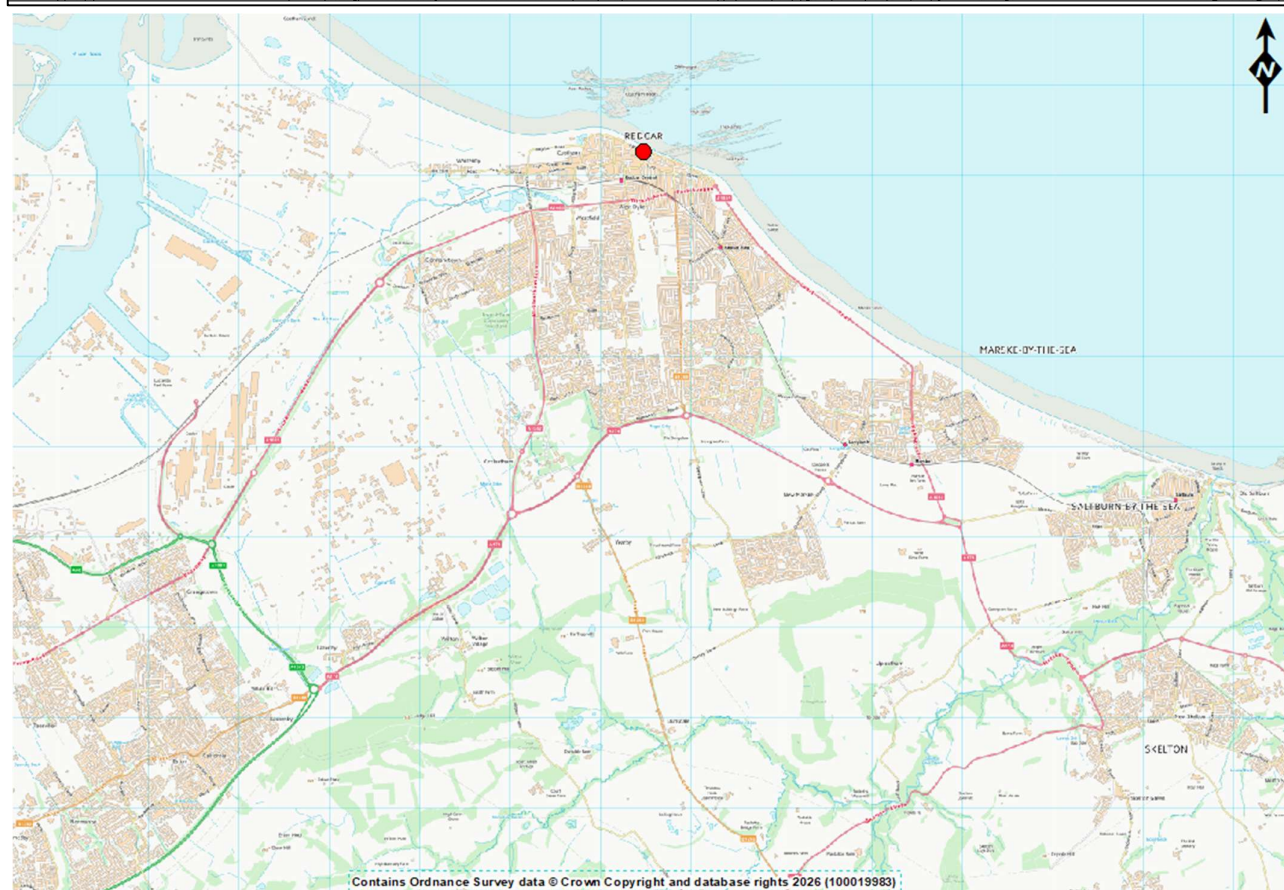
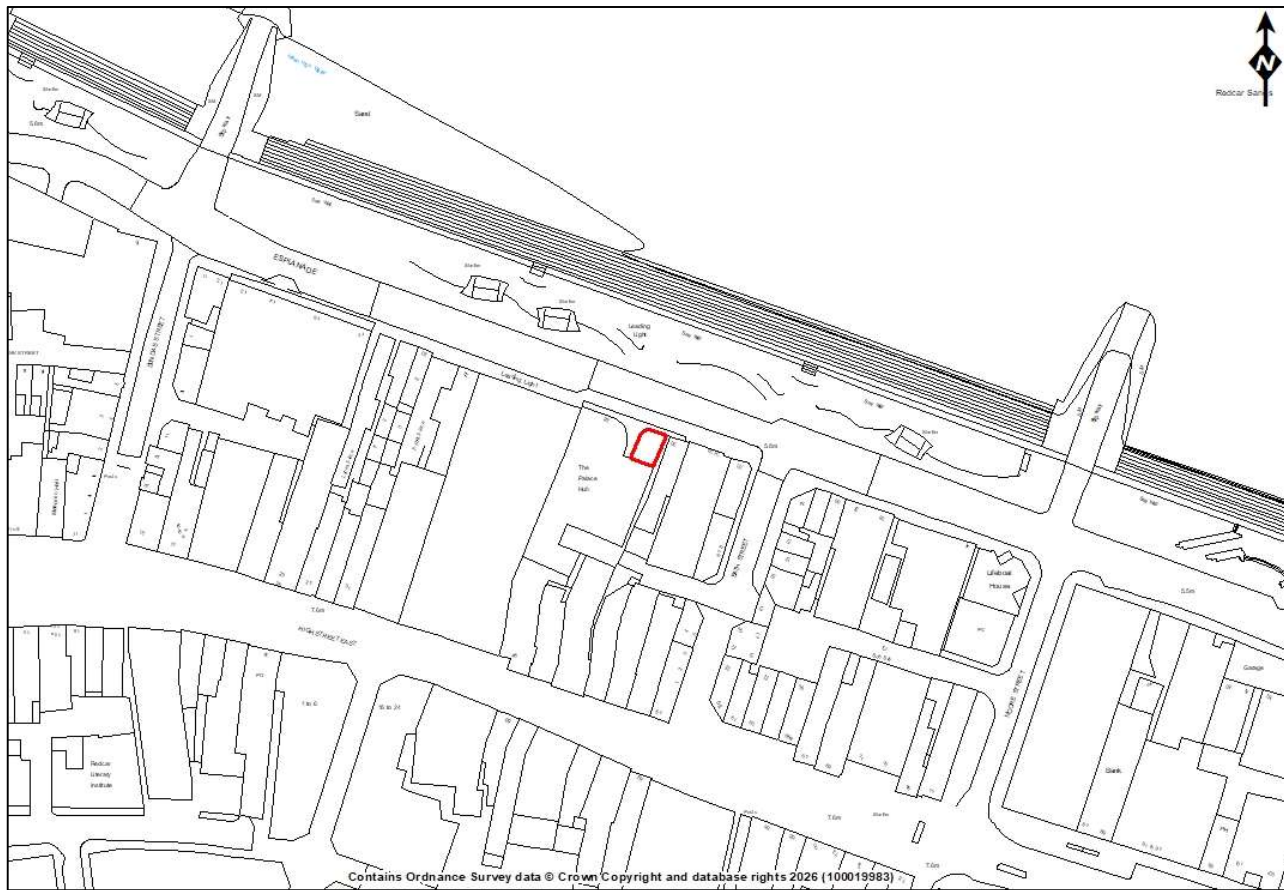
Estate Surveyor
Strategic Assets
Seafeld House
Kirkleatham Street
Redcar
TS10 1RT

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.

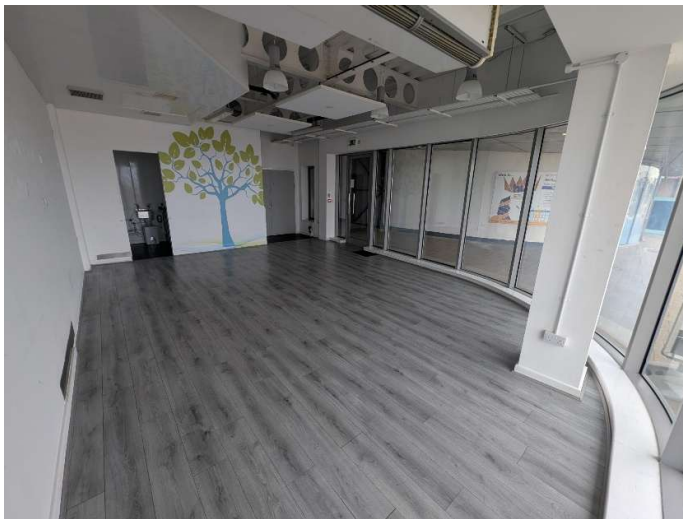




this is Redcar and Cleveland



1. Open Space View



2. Alternate Open Space View



3. Kitchen/Utility Area

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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