**TO LET**

**BEACH HUTS AT SEATON CAREW**



**EXPRESSIONS OF INTEREST INVITED**

Closing Date: **12 noon on Friday 17th March2023**

**ALL ENQUIRIES TO: All enquiries to:**

Strategic Asset Management, Civic Centre, Victoria Road,

Hartlepool, TS24 8AY

**Tel:** 01429 523208Email: gerard.darby@Hartlepool.gov.uk

Hartlepool Borough Council is offering an exciting opportunity lease the Councils Beach Huts at Seaton Carew Beach Front.

**Description**

Eight Huts prominently located on the Beach Front.

They are of a steel framed construction with a painted and grained cement composite board exterior envelope. The frames are fixed to concrete pad slab.

**Location:**



**Approximate Site Location**

**Facilities**

There is an electricity supply to each Hut and a water supply and waste water disposal point in a small hut in the park area.

**Use**

The Huts are being offered to let on the basis that they are made available for daily hire to visitors on terms for daily rental holiday Beach Huts.

**Rating Assessment**

The Beach Huts are rated as one assessment for all 8 huts and the RV is £1,600.

The current multiplier is £0499 and this will be the same for 2023/24.

**Lease Terms**

The Council is offering the Huts on the following terms:

* 3 year term with break clause exercisable by either party by 31st December 2023.
* Tenant responsible for all repairs and insurance
* Tenant responsible for the payment of all outgoings in relation to the occupation and use of the property.
* The Council will continue to  insure the building  and recharge the Tenant the appropriate premium
* No overnight stays allowed in the huts
* The lease shall not have security of tenure and Sections 22 to 28 of the Landlord & Tenant Act 1954 shall be excluded from the agreement.
* Not to alter the décor or arrangement of the Huts or to erect any signage on the premises without the Landlords consent

**Fees**

The lessee will be responsible for the Councils Surveyors Fees based on 10% of the agreed rent (subject to a minimum of £300).

In addition the Lessee will be responsible for the Councils reasonable legal fees.

**Supporting Information**

Interested parties will be required to provide details of:-

* How they propose to manage the Huts
* Previous track record
* Contact details for 2 trade and 1 personal references

**Viewing and Enquiries**

Contact Gerard Darby on (01429) 523208 or email [gerard.darby@hartlepool.gov.uk](mailto:gerard.darby@hartlepool.gov.uk)

**Rent**

Offers Invited

**Closing Date for receipt of Expressions of Interest**

All offers to be made on the attached form and returned to the Managing Director in a sealed envelope clearly marked “Expression of Interest in Seaton Carew Beach Huts” no later than **12 noon Friday 3rd March 2023.**

**Notice is hereby given that**

1. These particulars are set out as a general outline only for the guidance of interested parties and do not constitute, or constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and intending lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particular
3. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property