

5 Year Seasonal Licence



Seasonal Funfair for 2026-2030 Land at The Front, Seaton Carew, Hartlepool

TO LET BY INFORMAL TENDER
Closing Date: 12 noon, Friday 8th August 2025

ALL ENQUIRIES TO:
Estates Department, Civic Centre, Victoria Road, Hartlepool, TS24 8AY
Tel: (01429) 523282 Email Estates@Hartlepool.gov.uk

Description

Seaton Carew is a visitor destination that in recent years has seen various landscaping improvements and developments including outdoor leisure facilities, ice cream parlours, bars and a bowling alley.

This is an opportunity to lease approximately 0.70 acres of land for the purpose of operating funfair rides, amusements & catering vehicles. Operators must be willing to work with the Council to help form an entertainment package that puts Seaton Carew on the map.

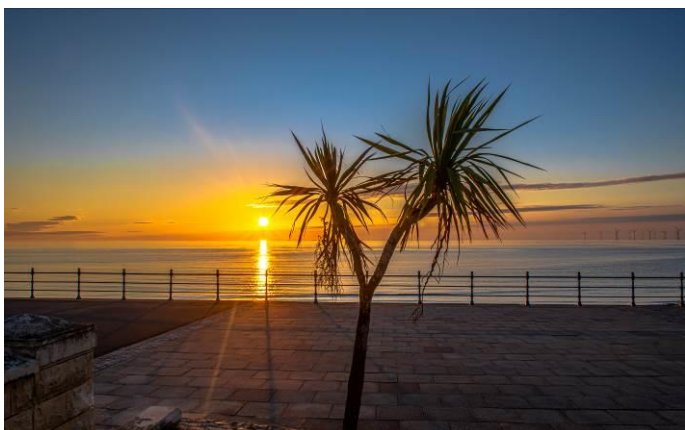
Tenders are invited for a Lease to occupy between 1st April and 30th September in each year of 2026 until 2030. Operating hours are restricted to 10:00 – 20:00, Monday – Sunday.

The Tenant will be responsible for all costs relating to the operation of the site including (but not limited to) business rates, utility charges, security, grass cutting, reinstatement, waste collection, paving repairs, storage and statutory consents, such as street trading licences. Tenderers should make their own enquiries as to what they will need to facilitate their proposals.

Tenders are to be submitted in a sealed envelope marked “Seaton Carew Funfair tender” and posted to the address below by the date stated on the cover of these particulars.

All enquiries to:

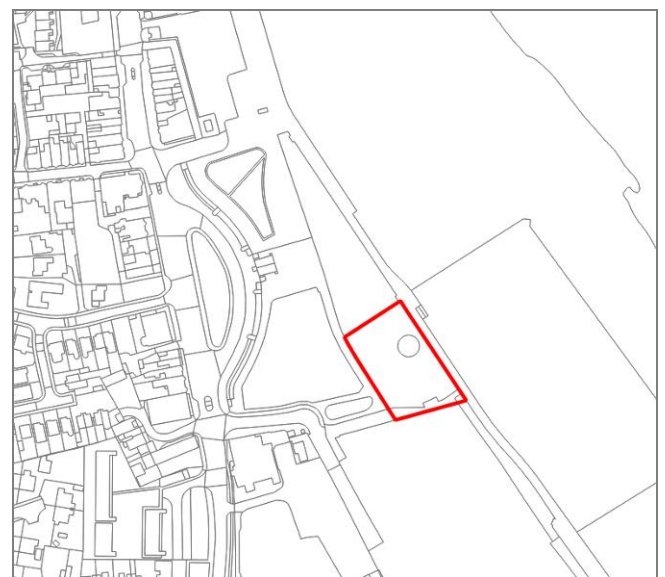
Hartlepool Borough Council,
Estates Section, Level 2,
Civic Centre, Victoria Road,
Hartlepool, TS24 8AY



Location



Site



Terms

To Let by Informal Tender

General Conditions

- Tenders can only be accepted on the form enclosed with these particulars.
- Tenders must include Conditions of lease & Outline Details of proposals.
- The Tenant will be required to pay lessor's costs of £200 in relation to managing and setting up the agreement. This is additional to the deposit.
- Exact boundaries to be occupied are to be agreed subject to onsite restrictions.
- No fencing is to be erected around any part of the site(s) without prior permission.
- Major deviation from proposals without prior agreement from the Council may result in the lease being terminated.
- A deposit of £500 is required prior to commencement of the lease. This deposit is refundable at the end of the lease period providing that the land is reinstated by the Tenant to a similar condition than it was at the start of the agreement, which will be documented by way of a photographic schedule of condition.
- The conditions of any statutory consents must be complied with by the successful tenderer.
- All footpaths must be kept clear of any obstruction for the duration of the lease.

All offers are to be based on these Particulars and Interested parties shall be deemed to have visited and inspected the property and to be submitting their offer with full knowledge of its condition.

Any necessary statutory consents are to be obtained by the tenant at their own cost.

Finance Act 1999

Unless otherwise stated all prices stated are exclusive of VAT.

Viewing and enquires

Please contact Estates on (01429) 523282 or email estates@hartlepool.gov.uk

Misrepresentation Act 1967

Hartlepool Borough Council gives notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied upon as statements of or representations of fact.
3. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property(s).
5. None of the building services or service installations (whether these be the specific responsibility of the freeholder(s), lessor(s) or lessee(s)) have been tested and are not warranted to be in safe working order.

VAT

The property has not been elected for VAT therefore no VAT will be payable on rent.

Consumer Protection from Unfair Trading Regulations

Every reasonable effort has been made by the Council to ensure accuracy. Interested parties are however strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Security of Tenure:

The lease shall not have security of tenure and Sections 22 to 28 of the Landlord and Tenant Act 1954 shall be excluded from the agreement. The tenant shall sign the required declaration prior to the signing of the lease.

HOWEVER strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Tenderers are requested to submit tenders on the basis outlined above.

All offers must be submitted by the date and time stated on the cover of these particulars