

TO LET BEACH HUTS AT SEATON CAREW



EXPRESSIONS OF INTEREST INVITED

ALL ENQUIRIES TO:

Strategic Asset Management, Civic Centre, Victoria Road,
Hartlepool, TS24 8AY

Tel: 01429 523208 Email: 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 Beach 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:



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 eight with an RV of £5,000. The current multiplier is £0499 although small business relief may be available.

Lease Terms

The Council is offering the Huts on the following terms:

- 3 year term with break clause exercisable by either party on the first anniversary of the lease.
- The Tenant is responsible for the payment of all outgoings in relation to the occupation and use of the Beach Huts.
- The Tenant is responsible for all repairs and contents insurance -the Council will continue to insure the Buildings and recharge the Tenant the appropriate premium.
- No overnight stays allowed in the Huts
- The décor and arrangement of the Huts are not to be altered without the Councils consent
- 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.

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

Rent

Offers Invited

Closing Date for Expressions of Interest

Friday 13th December 2024

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

