

To Let



Burbank Community Centre **Burbank Street, Hartlepool TS2 7JG**

To Let by Informal Tender

Closing Date: 12 noon Friday 28th November 2025

All enquiries to:

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

Tel: 01429 523208

Email: gerard.darby@hartlepool.gov.uk

Description

A part single/ part two storey building comprising a communal hall, office space, meeting rooms, kitchen, stores and WCs. It has a gross internal area of approx. 750 m² and a floor plan is attached below.

Accommodation

The accommodation comprises:

Ground Floor

Reception – 5.25m²

Kitchen – 12.96m² Cooker, Fridge and Dishwasher. Stainless steel sink unit and range of base units and shelving. Boiler Room off.

Nurse Practitioner - 8.33m²

Main Hall – 76.81m² with store off.

Meeting Room – 12.46m²

Treatment Room – 8.55m²

Lounge/ Meeting Room – 76.67m².

Store - 6.48m².

Store – 11.00 m².

Two WCs and a Disabled WC

Enclosed rear yard to the side of the property.

First Floor

Office 1 – 16.18m²

Office 2 – 11.92m²

Office 3 – 5.83 m²

Office 4 – 19.42m²

Kitchen - 9.48m² Stainless steel

Use

The property has operated as a community centre since the late 1980's and would suit a continuance of this type of use or a variety of other uses subject to planning if required.

Services

The property has the benefit of mains supply of gas, water, and electricity in addition to mains drainage.

Rating Assessment

The property has a rateable value of £6,300 and the present multiplier is £0.499.

Energy Performance Certificate

The property has an EPC rating of D and this can be viewed at [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Location

The property is situated in a mainly residential area approximately 0.5 mile to the south-east of the Town Centre.



Proposed Lease Terms

Term

Interested parties are invited to include in their bid their preferred term which should be between 3-10 years.

User Condition

The property will be leased with a specific condition that it is to be used in accordance with the use proposed by the tenant and in accordance with any terms imposed if planning permission for a change of use is required and obtained.

Repairs

The tenant is to be responsible for the repair and maintenance of the property

Insurance

The Landlord will continue to insure the building but the tenant will be recharged the premium cost. The tenant will be responsible for contents insurance.

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.

Rent Deposit

The tenant will be required to pay a rent deposit of one month's rent prior to commencement of the lease.

Costs

The tenant will be responsible for the payment of the Landlords Surveyor Fees of 10% of agreed annual rent (subject to a minimum £500) and Legal Fees (subject to a minimum £500).

Assignment

Not permitted without landlord's consent.

Outgoings

All tenants' responsibility

Rent

Offers over £7,500 p.a. invited.

Rent Review

Every three years, upwardly only.

Closing Date for receipt of tenders

All offers to be made on the attached tender form and returned to the Chief Executive in a sealed envelope clearly marked "**Tender in respect of Burbank Community Centre**" no later than **12 noon Friday 28th November 2025**.

Viewing

Please contact Gerard Darby on (01429) 523208 or email gerard.darby@hartlepool.gov.uk

Notice is hereby given that:

These particulars are set out as a general outline only for the guidance of interested tenants and do not constitute, or constitute part of, an offer or contract.

The Council has made every reasonable effort to ensure the accuracy of these particulars, however, none of the statements are to be relied upon as statements of, or representations of fact and intending tenants must satisfy themselves by inspection or otherwise as to their correctness.

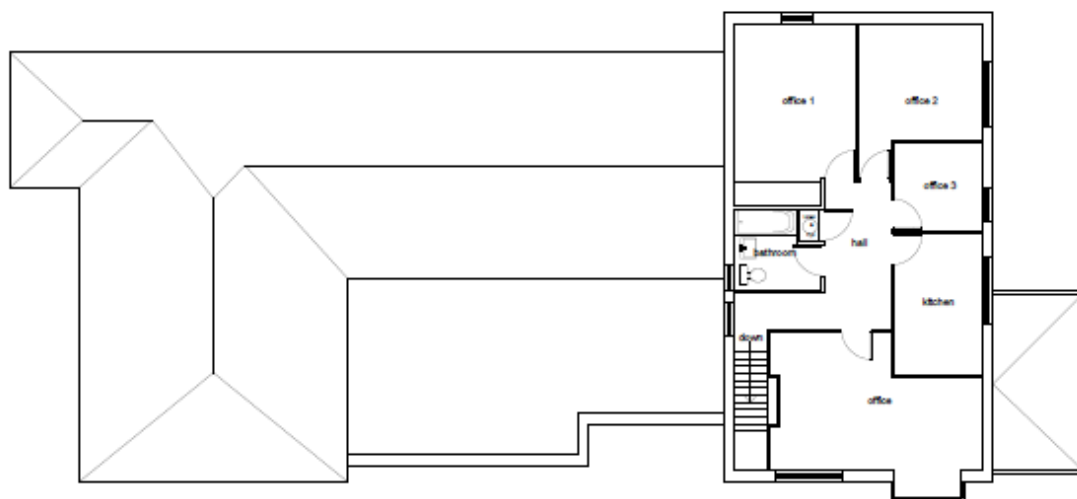
The Council does not make or give any representation or warranty whatsoever in relation to the property and no person in the employment of the Council has any authority to make or give any representation or warranty whatsoever in relation to this property.

None of the building services, service installations and electrical appliances have been tested and are not warranted to be in safe working order.

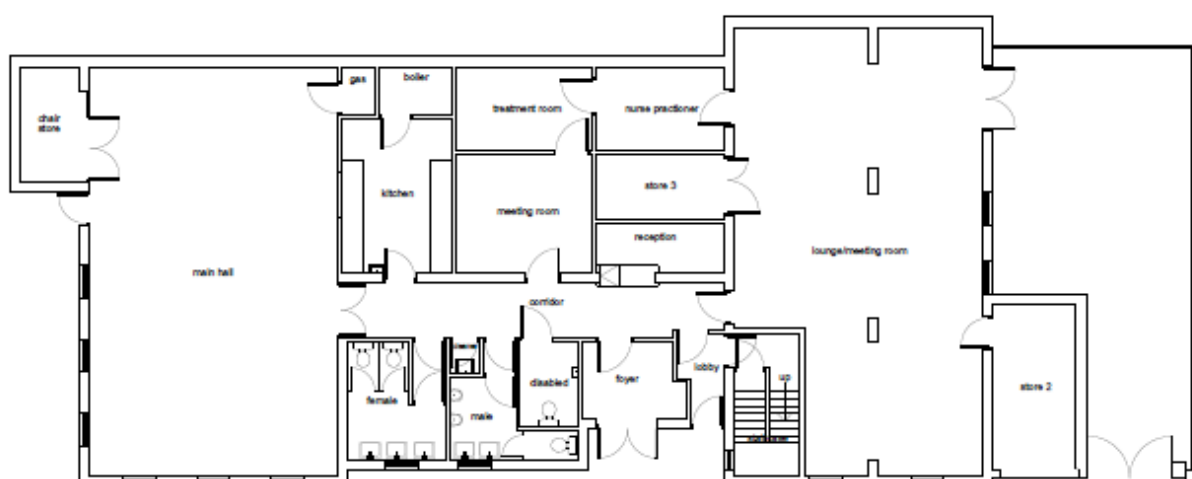
Any necessary statutory consents are to be obtained by the tenant at their own cost.

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.

The Council is not bound to accept the highest or any offer received and will accept no responsibility for any costs incurred by interested parties.



First Floor Plan



Ground Floor Plan