

Hartlepoolenterprise CENTRE



- **FOR SALE AS A GOING CONCERN**
- **MULTI-LET 47 UNIT BUSINESS CENTRE**
- **OFFERS INVITED**

ALL ENQUIRIES TO:

Tel: (01429) 523208 Email: gerard.darby@hartlepool.gov.uk



Hartlepool
Borough Council

An excellent opportunity to purchase the well-established Hartlepool Enterprise Centre as a going concern.

Property Description

A multi-let Business Centre comprising 47 business units with workspaces for offices and workshops for start-up and small businesses. There are also meeting rooms available for hire, and it has a well-equipped kitchen with a 20 plus cover café.

The property is a three-storey former Victorian School with two ancillary detached blocks and 51 space car park including 3 disabled spaces.

It has undergone comprehensive refurbishment in recent years including the provision of a large entrance atrium. There are also 30 Solar Panels fitted to the roofs.

Floor plans attached.

Tenants

A full schedule is attached hereto with current occupiers ranging from business services, training providers and professional services.

Due to data protection legislation licensee names have to be excluded however further details can be made available to bona fide interested buyers.

Present rents receivable are in the region of £203,000 p.a. however as the licence agreements are on a stepped rental payment basis, this could rise to £275,000 p.a. with full occupancy.

All workspaces are let on licence with the cost of heating, water, electricity and rates of the whole centre included in the licence fees paid. Broadband and Telephony are an additional charge.

The Council's Economic Growth Team presently provide ongoing business support services for the tenants and one member of staff will have their employment rights protected under Transfer of Undertakings (Protection of Employment) Regulations.

Services

It is understood that all major services are present within the property.

Rating Assessment

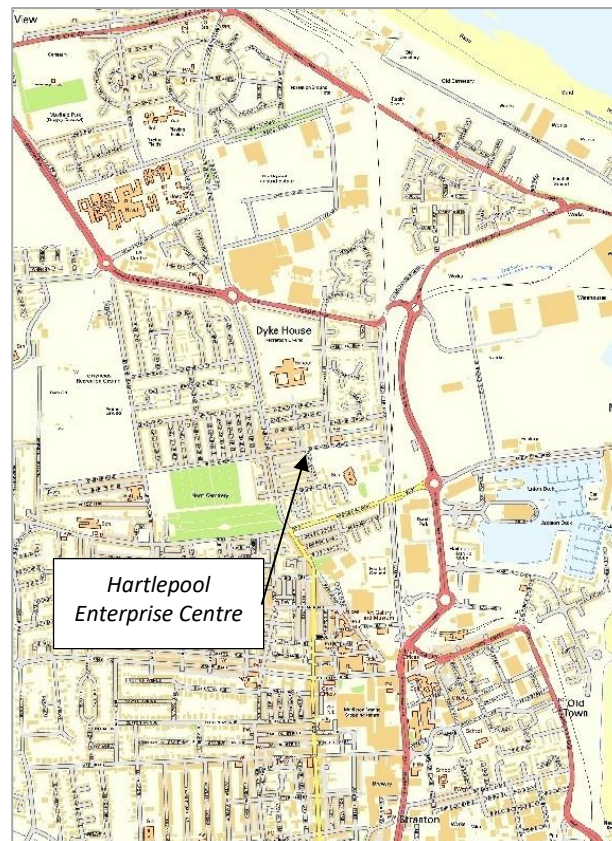
The current Rateable Value for the Centre is £42,500 and the current multiplier is £0.432.

Sale Condition

The property is being sold on condition that it must continue to be used as a Business Centre for uses within

Location

On Brougham Terrace TS24 8EY within reasonably close proximity to Hartlepool's town centre.



Viewing and enquires

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

Price:

Offers are invited for the business as a going concern for the Council's freehold interest.

Offers to be made exclusive of VAT.

A minimum 10% deposit will be payable upon exchange of contracts.

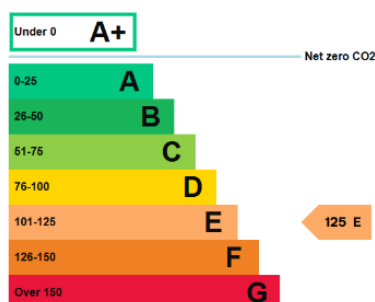
Energy Performance Certificate

The property is comprised of 3 blocks, with each having an EPC rating of E.

Main Building

Energy rating and score

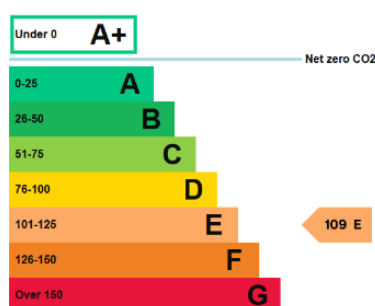
This property's energy rating is E.



East Block

Energy rating and score

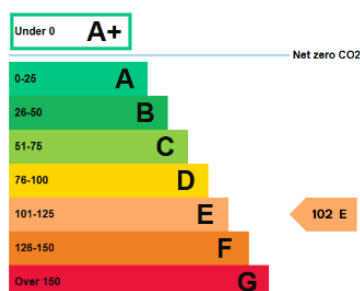
This property's energy rating is E.



West Block

Energy rating and score

This property's energy rating is E.



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 Hartlepool Enterprise Centre"** no later than **12 noon Friday 27th November 2026**.

Costs

The buyer will be responsible for the Council's surveyor's fees based on 3% of the accepted offer price (subject to a minimum of £5,000) and the Council's legal fees.

A 10% deposit is payable on exchange of contracts

Supporting Information

Details of the person(s) or company that is offering to purchase the business as a going concern and the Council's freehold interest. A company should include details of the full company name, registration number, registered address and contact details for the individual submitting the offer.

The applicant must provide detailed information to confirm: -

- Description of your proposals for the Centre
- Funding arrangements for the acquisition and any proposals for the property.
- Track record

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 buyers 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 particulars
3. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property.
4. The Council is required to comply with the anti-money laundering legislation and will take all necessary steps to ensure compliance.
5. Prospective buyers should note that the vendor is not bound to accept the highest or indeed any offer. All offers should have regard to the informal advice provided and make the due allowance in their bid.
6. As well as having regard to the offer made the Council will also consider whether
 - the buyers track record demonstrates capacity and capability to run the building
 - the buyer has demonstrated that funding is available to acquire and run the centre
 - the proposal demonstrates achievability i.e. the buyer has the available skills for successful delivery.
7. The property is being sold subject to existing legal encumbrances and service contracts.

Photos

Front Entrance



Kitchen



Café/Breakout Space



Offices



Meeting Room

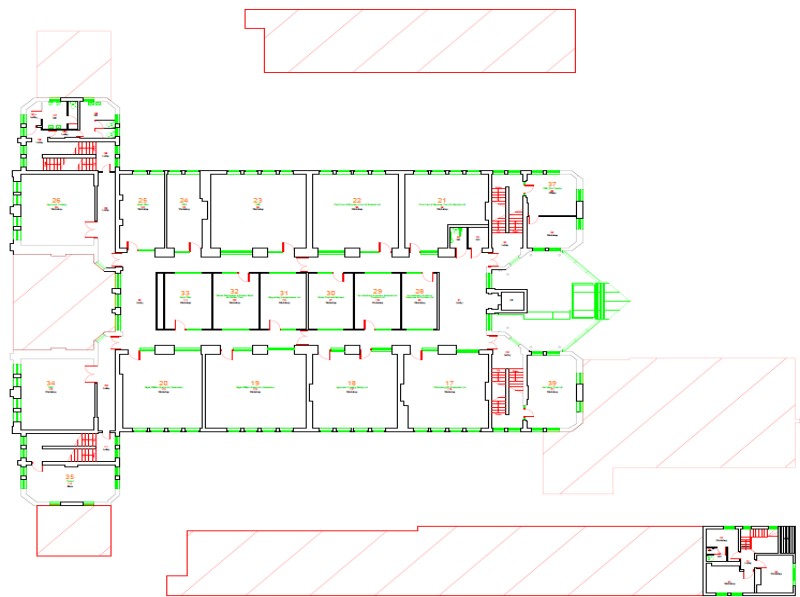


Floor Plans

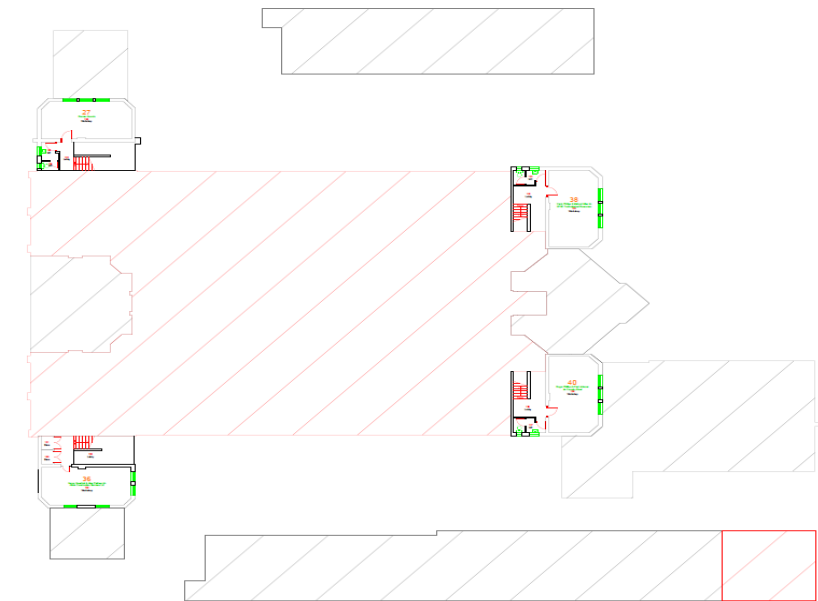
Ground Floor



First Floor



Second Floor



Tenancy Schedule

[illegible]