

TO LET

EXCELLENT SEAFRONT OPPORTUNITY

Majuba Road, Redcar, TS10 5BJ



Key Highlights

- Exciting seafront opportunity offering space for a range of uses
- Excellent condition with commanding sea views
- Rent and terms to be agreed
- Limited upfront capital expenditure required by incoming operator

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LOCATION

The site occupies an enviable seafront position on Majuba Road to the north of Redcar Town centre and benefits from superb panoramic sea views to the north east and west. The immediate area and the town in general are currently going through an exciting transformation with significant private and public sector funding which will deliver a range of new developments and facilities for the town.

The overall Coatham seafront masterplan has been proposed to totally regenerate the seafront along Majuba Road to create a leisure based destination with quality landscaping and public realm.

The first phases of the masterplan have been delivered with an Adventure Golf Course and Coastal Activity Hub immediately to the west now being fully operational since spring 2024; both of have injected vibrancy into the seafront area of the town. The eastern side of Majuba Road car park has been uplifted with new grassed areas, hard landscaping, lighting and a re-modelled carpark which will serve the seafront area.

A new 100 space car park has also been created on the Coatham Bowl site. The car park sits alongside a new grassed recreation space with the whole of the old bowl site having been landscaped and improved.

Along with the new Regent Cinema, existing Redcar Beacon and Boating Lake Facilities to the east, a fully accessible and free adventure play area has also been developed adjacent to the adventure golf facility. Further development in future phases will also enrich and secure the town as a vibrant coastal destination.

This property therefore provides an operator with a fantastic opportunity to secure a prime seafront position and brand new facility with reduced upfront capital expenditure as a result of the quality of the building and its excellent state of repair.

DESCRIPTON

The property is a uniquely designed two storey youth and education facility which benefits from its seafront positioning. Internally it offers a range of performance, office and meeting space, along with kitchen, changing, storage and plant rooms.

The gross internal area extends to 17,318 sq. ft. (1,609 sq. m.).

The property is accessed via a block paved private driveway from Majuba Road to the south, with a private car parking area located to the front of the building. A refuse area is located on site adjacent to the building. A grassed area is located between the building and Majuba Road which provides an open and attractive aspect to the front elevation.

Surrounding uses include The Boathouse and Terrace immediately to the east, with Coatham Adventure Play Park and Adventure Golf Facility located immediately to the west. Coatham Bowl Car Park and Coatham Green are located to the south.

SERVICES

We are advised that main services to the building are connected, however, interested parties should make their own enquiries of the utilities companies.



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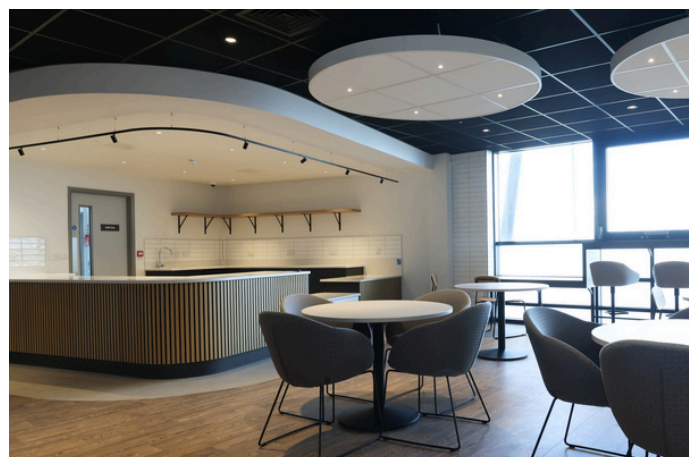


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Main auditorium



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TENURE

The property is to be occupied on a leasehold basis. It is anticipated that a single tenant will take a Fully Repairing and Insuring lease on rent and terms to be agreed. The tenant shall be liable for all occupational costs.

The freehold interest in the property is held by Redcar and Cleveland Council under title number CE170305.

RATEABLE VALUE

The 2026/27 rating liability is £90,650

VAT

All rental offers received will be deemed to be exclusive of VAT.

LEGAL AND SURVEYING FEES

The successful applicant will be expected to pay the Council's reasonable legal and surveyors' fees for the negotiation and completion of the lease.

DISPLAY ENERGY CERTIFICATE

Available upon request.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

PLEASE NOTE

Our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.

METHOD OF DISPOSAL

Offers are to be submitted directly to Emma Young (emma.young@savills.com) or David Craig (david.craig@savills.com).

Bidders are asked to provide the following information on the completed informal tender bid proforma available with the Legal pack:

- Conditions attached to the offer;
- Rental offer and lease terms;
- Written confirmation of proposed uses;
- Timescales for exchange of Agreement for lease; and
- Full solicitor details.

KEY REQUIREMENT

Tuned In was created as a performing arts venue with a focus on youth provision. The primary use of any letting must therefore reflect this purpose, with prospective tenants required to demonstrate how their proposed use will include performing arts with an emphasis on youth-focused activities.

CONTACTS

For further information please contact:

David Craig

david.craig@savills.com
07970 680 670

Emma Young

emma.young@savills.com
07977 097 760

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