

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
- Limited upfront capital expenditure required by incoming operator
- Rent and terms to be agreed
- Informal Sealed Tenders sought by noon Wednesday 10<sup>th</sup> September 2025

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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.

## DESCRIPTION

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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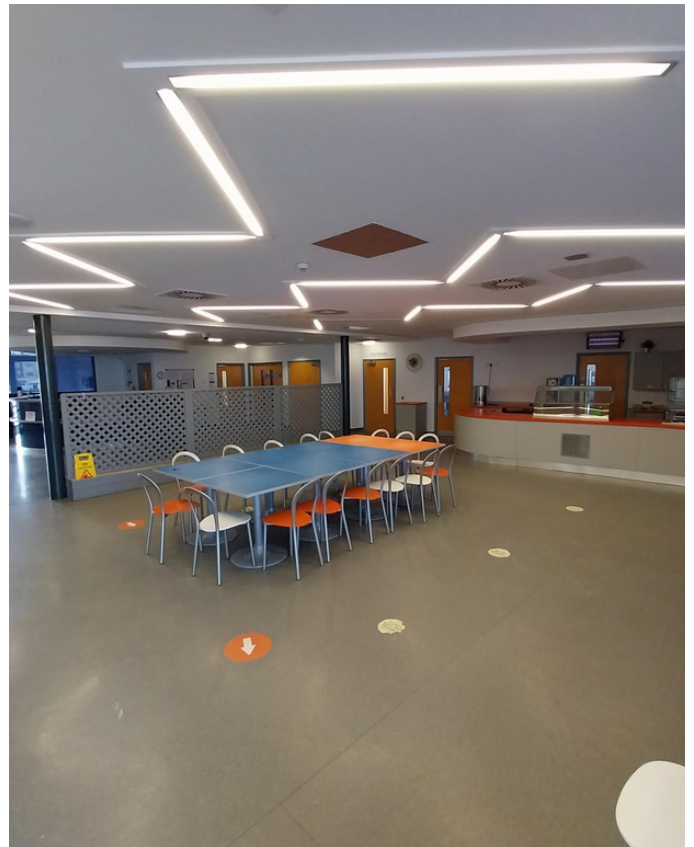


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## TENURE

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 property has a rateable value of £215,000.

## 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.

## 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.

## DISPLAY ENERGY CERTIFICATE

The property is presently covered by a DEC, with a rating of D.

## METHOD OF DISPOSAL

Informal Sealed Tenders are invited by noon Wednesday 10<sup>th</sup> September 2025 and should be submitted directly to [david.craig@savills.com](mailto:david.craig@savills.com) and [emma.young@savills.com](mailto:emma.young@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.

## CONTACTS

For further information please contact:

### David Craig

[david.craig@savills.com](mailto:david.craig@savills.com)  
07970 680 670

### Emma Young

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07977 097 760

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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