

# To Let

## Highlight Active Wellbeing Hub Café Hartlepool



CGI of café seating area and servery

## To Let by Informal Tender

**Closing Date: 12 noon Friday 6<sup>th</sup> December 2024**

### **All enquiries to:**

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

**Tel:** 01429 523228

**Email:** [philip.timmins@hartlepool.gov.uk](mailto:philip.timmins@hartlepool.gov.uk)

**We present an unrivalled opportunity** to lease large waterfront café premises (minimum 110 covers plus café terrace) in a brand new active wellbeing hub situated overlooking Hartlepool Marina and the NMRN Hartlepool, home of HMS Trincomalee, Europe's oldest floating warship. Highlight is Hartlepool Council's prestigious new £33m active wellbeing hub featuring 3 swimming pools, fitness suite, studios, health suite and soft /active play facility together with integrated and co-located NHS clinics, accessible connection to Hartlepool Marina, outdoor events space and car park.

**Rarely do opportunities of this nature become available**



CGI of Highlight Leisure Centre

**The Council** seeks a long term relationship with a well established operator with an evidenced track record of outstanding customer service able to bring a high quality food and beverage offering to the development, which is expected to have annual visitor numbers of approximately 500,000 and which will benefit from its location in the centre of the 500 berth marina, co-host of the Tall Ships Races in both 2010 and 2023.

**The Active Wellbeing Hub** is currently under construction and is due for completion in late 2025, opening to the public in early 2026.

**Highlight** café seating area will extend to circa 267 square metres with waterside views and will be complemented by the external café terrace providing for further seating. There will be opportunities to provide catering for the Party Room adjoining the café seating area and for other events (although not an exclusive basis). The food and beverage offering is expected to focus on contemporary café style products including a range of hot drinks, cold soft drinks, light meals, snacks and healthy alternatives, but other suitable proposals can be considered.

**Hartlepool** has a population of approximately 92,600 people and lies on the north-east coast north of the River Tees. It's well connected by road from the A19 via the A689 and A179 to the wider region: Newcastle 34 miles, Middlesbrough 15 miles, Durham 19 miles. It has a mainline railway station (3/4 mile from the Highlight) also connecting it regionally and nationally.

**Highlight** is one of a number of major projects underway in Hartlepool which include Waterfront Connectivity (linking locations around the Marina including Highlight), refurbishment of the Museum of Hartlepool and Wingfield Castle paddle steamer, expansion of NMRN Hartlepool and the Screen Industries Production Village.

## Accommodation

**Highlight Café Kitchen:** Approximately 30 square metres Net Internal Area with 'in' and 'out' doors, painted plastered walls, lay in grid mineral fibre tile with enhanced corrosion resistant grid ceiling, Altro Stronghold 30 commercial kitchen flooring and lighting from Artech Nitor IP65 recessed LED luminaires. The kitchen will be fitted out and equipped as listed in the attached schedule.

**Servery:** Approximately 10 square metres Net Internal Area with fitted counter

**Seating Area:** Approximately 267 square metres Net Internal Area with views over the Marina, double glazed windows, plastered walls and LED lighting. The seating area will be a non-exclusive area but will be available for café seating for minimum 110 covers during all cafe opening hours. Style of seating and tables to be agreed with the successful tenderer, and will be provided by the Council.

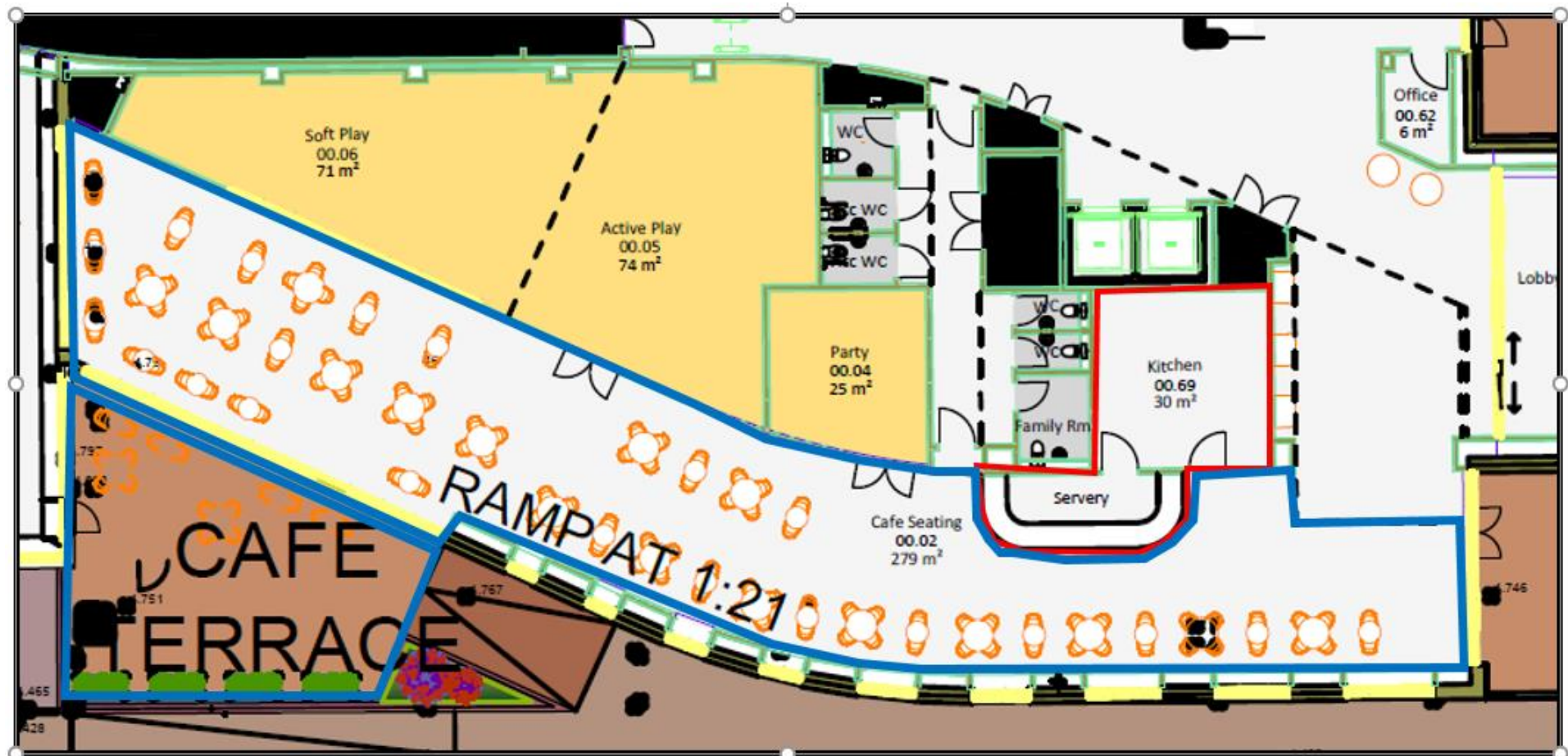
**Café Terrace:** Ground Floor external terrace to accommodate a further circa 16 covers (Terrace will also be a non-exclusive area)

**WC's:** WC's and Family Room WC adjoin the café and will be available for café staff and customers as well as all other centre users



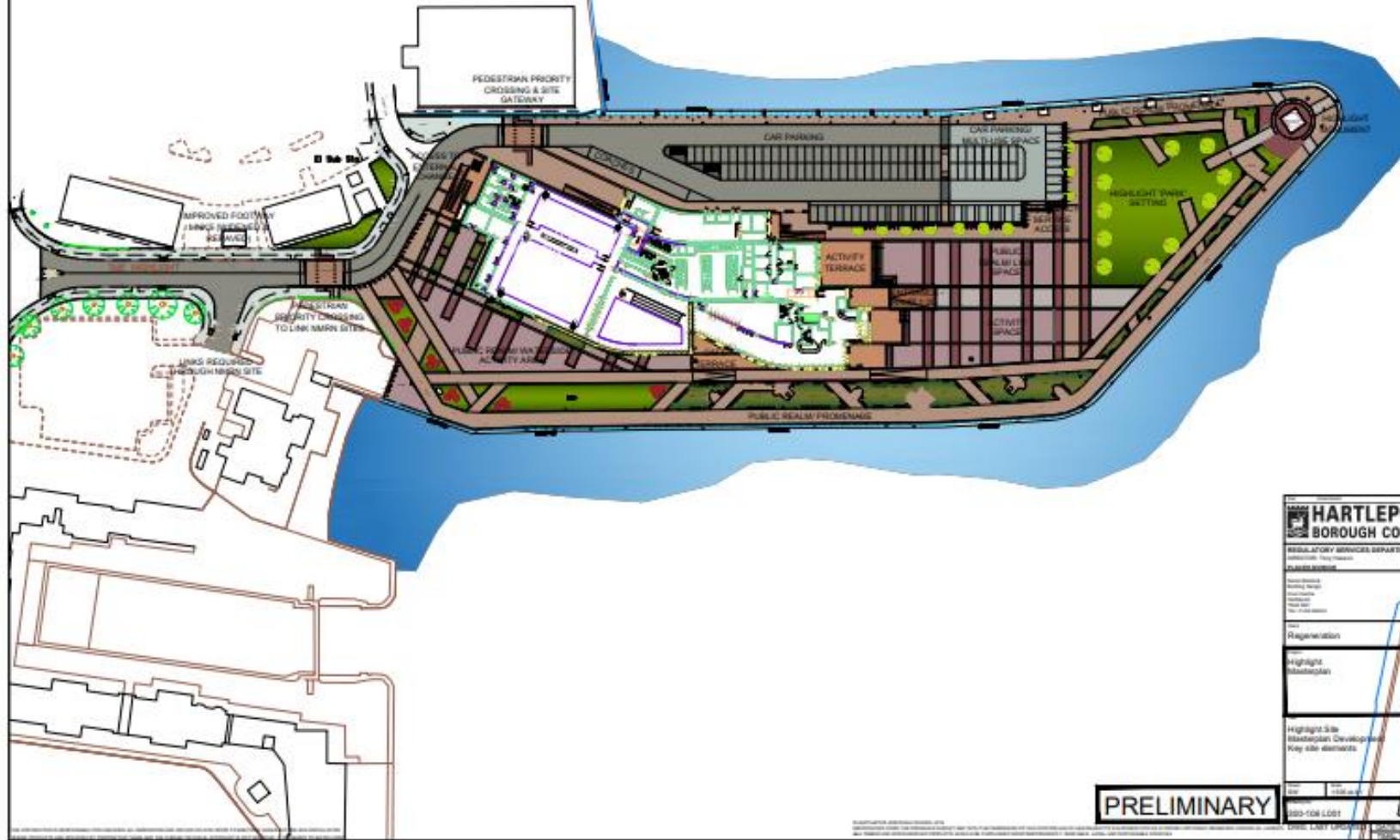
CGI of cafe seating area

# Plan of Café Layout





# HIGHLIGHT SITE - MASTERPLAN DEVELOPMENT



**HARTLEPOOL BOROUGH COUNCIL**  
REGULATORY SERVICES DEPARTMENT  
PLANNING  
PLANNING  
Regeneration  
Highlight  
Highlight Site  
Masterplan Development  
Key site elements

0 100 200 FT

**PRELIMINARY**



**HARTLEPOOL BOROUGH COUNCIL**

## Location Plans



**EPC:** Provisionally EPC Band A (17 points) – further details on request

**Lease Terms:**

Term: 9 years subject to 3 year rent reviews (upward only to market rental value) or other period as proposed by tenderer (start date to be agreed based on building opening date)

Use: Use as café / function room only

Repairs: Landlord will be responsible for external and structural repair, Tenant for internal repair, decoration and cleaning of the kitchen and servery, and for all table clearing and cleaning of the seating area prior to opening and during the café's operating hours. The landlord will carry out general building cleaning, including toilets and associated public spaces, including the seating area when the café is closed.

Insurance: Landlord to be responsible for Building Insurance

Business Rates and other outgoings: Tenant to be responsible for rates and all other outgoings related to the kitchen and servery

Food Standards Agency Food Hygiene Rating Scheme: The tenant will be required to achieve and maintain a food hygiene rating of 5 (hygiene standards are very good) throughout the tenancy.

Alcohol Licensing: The café is not to be licensed generally but the tenant may be required to apply for occasional licences for events

Legal and Surveyor's Costs: The tenant to pay the landlord's reasonable legal and surveyor's costs

**Informal Tender**

Available To Let by way of informal tender.

Vending Machines: It is proposed to place vending machines in the seating area (principally to cover hours when the café is closed), if tenderers wish to operate these this should be stated

**The closing date for tenders to be received is 12 noon on Friday 6<sup>th</sup> December 2024**

Tenders to be submitted to [philip.timmins@hartlepool.gov.uk](mailto:philip.timmins@hartlepool.gov.uk) stating the following information:

- Name, Address, Contact Details and Tenderer's Status (Company, partnership, etc.)
- Outline of proposed menus and hours of opening (Highlight usual opening hours are proposed to be 6.30am - 9.30pm Monday to Friday and 8.30am to 7.00pm Saturdays & Sundays. The Council reserves the right to amend opening hours).
- Outline of current hospitality business operations including food hygiene ratings
- Amount of rental offer in pounds sterling and all other terms and conditions proposed

## **VAT**

The transaction has not been elected for VAT payment.

## **Viewing**

Full details of Highlight available at

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=152027>

## **Services**

Highlight: Will have mains water electricity and drainage installed

## **Finance Act 1999**

Unless otherwise stated all prices stated are exclusive of VAT.

## **Local Government Act 1972**

The purchaser should be aware that under Section 123 of the Local Government Act 1972, Local Authorities are obliged to dispose of surplus property for the best price reasonably obtainable. Offers for the property are made and accepted subject to contract and until such time contracts are exchanged, prospective purchasers should note that the Council is obliged to give consideration to any new offers which might be forthcoming and any surveys/ planning applications are undertaken at the purchaser's risk.

## **Unfair Trading Regulations 2008**

Every reasonable effort has been made by Hartlepool Borough Council to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

## **Misrepresentation Act 1967**

Hartlepool Borough Council gives notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied upon as statements of or representations of fact.
3. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property(s).
5. None of the services or service installations (whether these are the specific responsibility of the freeholder(s), lessor(s) or lessee(s)) have been tested and are not warranted to be in safe working order.

**Notice is hereby given that:**

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

All descriptions, dimension, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and prospective tenants should not rely on them as statements or representatives of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of the Council has any authority to make or give any representation or warranty whatever in relation to this property.

The Council is not bound to accept the highest or any offer.

The Council will require evidence of financial suitability before proceeding with grant of a lease

The Council will need to comply with the anti-money laundering legislation and will take all necessary steps to comply with the legislation.

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## **Kitchen Fixtures Fittings and Equipment Schedule**

1. Kitchen Hand Basin
2. Stainless Steel Sink Unit
3. Under Counter Dish Washer
4. Stainless Steel Wall Bench 2100 x 750 x 900 mm
5. Stainless Steel Wall Bench 1545 x 750 x 900 mm
6. Counter-top Induction Hob
7. Stainless Steel Wall Bench 1545 x 750 x 900 mm
8. Stainless Steel Wall Bench 2240 x 750 x 900 mm
9. Stainless Steel Centre Bench 2240 x 750 x 900 mm
10. Upright Refrigerator
11. Upright Freezer
12. Convection Oven With Hood
13. Equipment For Oven
14. Vent-less Hood For Oven
15. Stainless Steel Wall Bench Void for Counter Refrigerator 1545 x 750 x 900
16. Door Counter Refrigerator 1365 x 700 x 830 mm
17. Racking 900 x 600 x 1800 mm
18. Racking 1200 x 600 x 1800 mm
19. Racking 1500 x 600 x 1800 mm
20. Glass Door Upright Refrigerator
21. Stainless Steel Under Counter Refrigerator
22. Bespoke Rear Counter Section

**Seating areas – tables and chairs will also be provided by the Council**