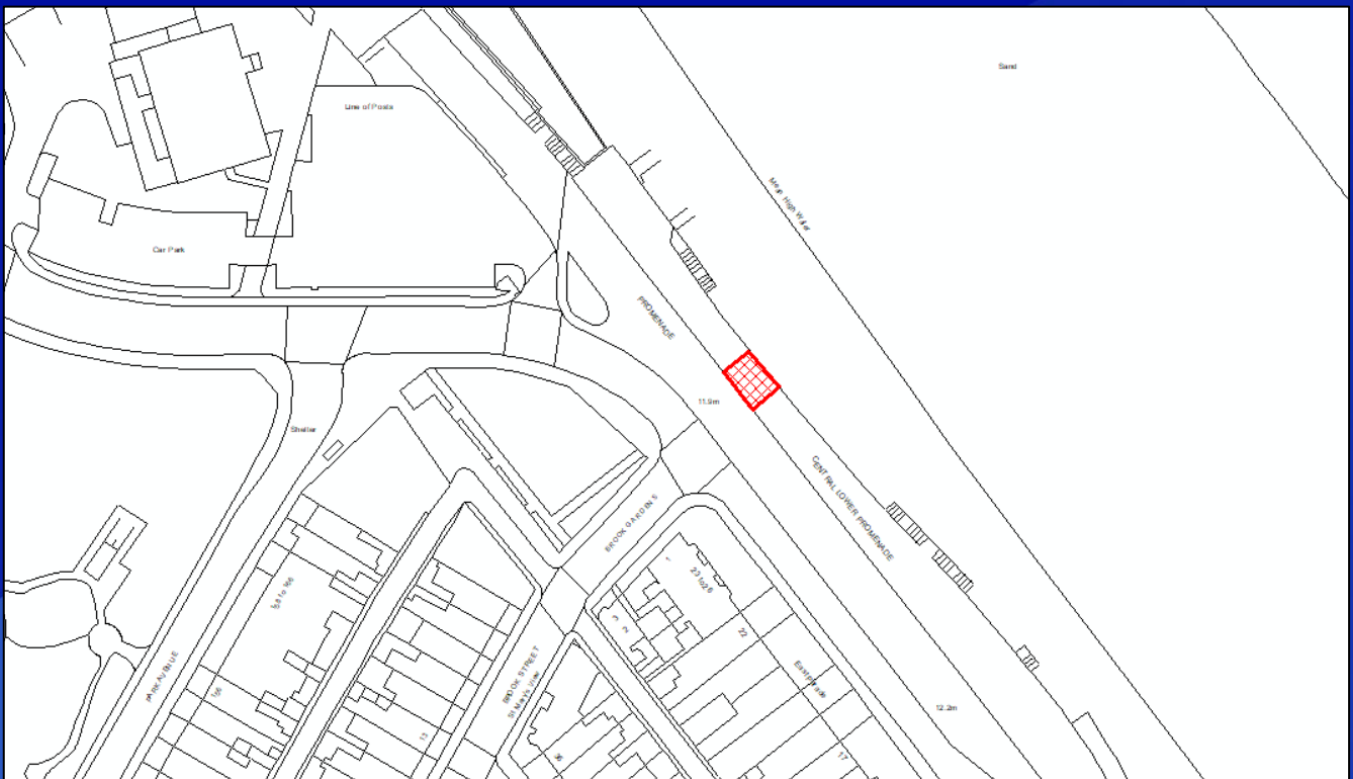


# Coastal Sauna Opportunity

## TO LET

15 square metres

## Whitley Bay Seafront



\*Hatched area shows the indicative area where the coastal sauna operation is to be located

**Closing Date:**

**12 Noon Friday 11<sup>th</sup> April 2025**



North  
Tyneside  
Council

## **Location**

North Tyneside Council is offering land for the location of a semi-permanent sauna concession at Central Lower Promenade, at the southern end of Whitley Bay beach. The site is adjacent to the popular Spanish City complex and within easy access of Whitley Bay town centre.

## **Description**

Interested parties are asked to submit plans for their sauna unit to be in the region of 15 square metres in size, single storey and free standing, and located within the hatched area shown on the plan.

The unit should be located to the front or the back of the promenade, allowing appropriate passing space for the public.

The appearance of the sauna should be appropriate for the locality but will be led by the Local Planning Authority (LPA) during the process of securing the appropriate permissions.

The sauna will have no access to service utilities and therefore special attention in the submission should be made to how water will be brought to site, and how waste management, power etc will be dealt with.

## **Planning**

It will be the responsibility of the chosen operator to discuss and secure an appropriate planning permission for the sauna.

Interested parties should ensure that they discuss their proposals for the sauna with the North Tyneside Council Planning team, and serious consideration should be given to a pre application.

## Rent

Consideration will be given to proposals entertaining the following rental options:

- A.** Rent only consisting of the base rent.
- B.** Rent consisting of a combination of a base rent (likely to be lower than the base rent in a) above) plus a turnover rent based on a percentage of the net profit.
- C.** Rent consisting of a combination of a base rent (in this option likely to be the lowest of the base rents mentioned) plus a turnover rent based on a percentage of the gross revenue received.

## Lease

- A three-year term contracted out of the security of tenure provisions within sections 24-28 of the Landlord and Tenant Act 1954 section 2.
- The lease will contain a rolling break clause operational with six months written notice at any time after the expiration of the first 12-month period for both parties.
- Once the preferred occupier has been chosen, an agreement to lease will be entered into which will be conditional upon the grant of detailed planning permission and the erection of the structure in line with previously agreed plans and procedures.

## Additional Information

North Tyneside Council will require further information on the procurement of the sauna and details of the operation, in line with the appended document indicating the additional information required.

This information will be used to score each offer, in line with the further appended scoring matrix.

## Legal & Surveyor Costs

The tenant will be responsible for the landlord's reasonable legal, and surveyors' fees incurred in connection with this transaction.

Legal Fees will be £850 (no VAT applicable).

Surveyors Fees will be 10% of the base rent subject to a minimum fee of £500 (no VAT applicable).

## Closing Date

Closing date for sealed offers are to arrive at North Tyneside Council offices no later than **12 noon on Friday 11<sup>th</sup> April 2025.**

Offers should be accompanied by details of the sauna proposals for the site.

The Authority reserves the right not to accept any offer should they determine the proposals linked to it are not appropriate for the site.

## Viewing and Further Information

For further information, please contact Steve Jackson or Charlie Dyer of Strategic Property

Strategic Property: (0191) 643 2142

Or [strategicproperty@northtyneside.gov.uk](mailto:strategicproperty@northtyneside.gov.uk)

Steve Jackson: 07840 647 641

Email: [stephen.jackson@northtyneside.gov.uk](mailto:stephen.jackson@northtyneside.gov.uk)

Charlie Dyer: 07511 412 840

Email: [charlie.dyer@northtyneside.gov.uk](mailto:charlie.dyer@northtyneside.gov.uk)

## Tender Process

Offers should be submitted on the enclosed Offer Form and submitted along with all supporting documentation.

The Offer Form and supporting documentation should be sealed in an unmarked envelope.

The green adhesive address label (to be supplied) should be adhered to the front of the envelope. Tenders submitted without the correct label attached risk being opened prior to the closing date for offers and as such would need to be removed from the selection process.

If the tender is not being delivered by hand to North Tyneside Council's address, it is suggested that any tender sent through the post is sent recorded delivery and within enough time for the tender to arrive at the authorities address before the stipulated time/date.

North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are given notice that: -

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants 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 them.
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.