



COMMERCIAL DEVELOPMENT OPPORTUNITY

March 2026

To Let by Way of Informal Tender
Former Viewing Platform with Adjoining Land- Aka The Outlook



- Available to occupy by way of a short, medium or longer term lease – to be agreed.
- Multi-Level former concrete shelter & land available at Saltburn's Victorian Upper Promenade
- Prime seafront location suitable for commercial use subject to planning approval.
- Excellent opportunity for a new business looking for a unique location.
- Informal tenders to be submitted by 12 noon Friday 17th April 2026



this is Redcar and Cleveland

Redcar and Cleveland Borough Council work with external stakeholders whose knowledge and expertise can help reinvigorate and regenerate surplus Council properties and their surrounding areas. Income generated from the sale, lease or licence of these properties is reinvested to help secure and improve Council services for the future.

LOCATION

The plot is situated on the Victorian upper promenade sea front in a prime location adjacent to Saltburn's foreshore commercial tourist attraction The Victorian Pier, Cliff lift and quirky commercial seaside businesses. (The World-famous Cliff Lift alone attracts over 180,000 visitors annually, with a footfall of circa 2 million visitors per annum, attracted to the pier and other visitor attractions in Saltburn).

The plot occupies a prominent area with adjoining beach front access via stairs to the lower promenade. Saltburn's Victorian seafront is surrounded by a mix of local hospitality and leisure businesses including Café/Restaurant's, Crazy Golf, beach hut hire, Surfing School and the Pier Amusements Arcade as well as further businesses in the Valley Gardens and the wider Town.

Saltburn-by-the-Sea is situated 20 Kilometres (12.5 miles) east of Middlesbrough and 65 Kilometres (40 miles) southeast of Durham with the North Yorkshire Moors and National Park being located within close proximity of the South.

The plot is located to the North of Saltburn town centre and occupies a prominent vista position on the foreshore itself off Marine Parade, overlooking Saltburn's main beach and facilities, as shown edged red on the plans provided for identification purposes only.

The town benefits from excellent road and rail links with the rest of Tees Valley. The town is accessed via the A174, which links to the A66, giving access to the A19, A1(M) and wider national road network. Saltburn Railway Station is located 0.5 kilometres south of the site.

FLOOR AREAS

The site area is mixture of multi-level decked and blocked up shelter structure and reasonably level grassed outside area which has recently been released to provide for a leisure/Retail commercial use on a leasehold basis as shown red on the plans and extends to the following areas.

	Square Metres	Square Feet
Retail Space	130	1400
Open Area	830	8935
Total	960	10355

TENURE

The property will be offered and occupied by way of a full repairing and insuring lease. The incoming tenant will be responsible for all development costs, repairs, maintenance, communication, insurance and utility costs including, but not limited to, electricity and water. The tenant will need to ensure that their required utility needs can be provided to the property.

VAT

All charges (rent, service charges, fees etc) levied under any agreement are exclusive of VAT. RCBC reserve the right to recover VAT if appropriate.

BUSINESS RATES

The property is not currently subject to business rates due to its public facility use. If the property is used commercially in the future, it may be subject to rating assessment as determined by the Valuation Office. Interested parties are advised to make their own enquiries of the valuation office.



ANNUAL RENT

Rental offers are invited based on the successful bidder becoming liable on completion of a lease for all costs of occupation, utilities, repairs, insurance, business and water rates.

VIEWING

Viewing is by appointment only. Please contact Bryn Suggestt or Brian Masterton.

INFORMAL TENDERS

All offers to be submitted on the bid proforma available, with any relevant supporting information around funding, status (e.g. charity, CIC, individual, company), history, plans & proposals for the site.

Bidders may be invited to attend an informal interview process where clarification of their bid would be sought.

LEGAL AND SURVEYING FEES

In addition to any professional fees incurred on their own behalf, the successful applicant will also be required to contribute towards the Council's reasonable legal and surveyor's fees.

In the event that the transaction is not completed, the successful bidder may be required to contribute towards any abortive costs incurred by the Council after the date of acceptance of your offer.

BASIS OF OFFER

Offers are invited to let the Outlook on the basis set out in these Letting Particulars.

CONTACT DETAILS

Bryn Suggestt
Trainee Surveyor
Strategic Assets
Seafield House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 01642 444384

Email: bryn.suggestt@redcar-cleveland.gov.uk

Brian Masterton
Estate Surveyor
Strategic Assets
Seafield House
Kirkleatham Street
Redcar
TS10 1RT

Tel: 07970 420568

Email: brian.masterton@redcar-cleveland.gov.uk

Please note that RCBC is not obliged to accept the highest or indeed any offer submitted.

CLOSING DATE

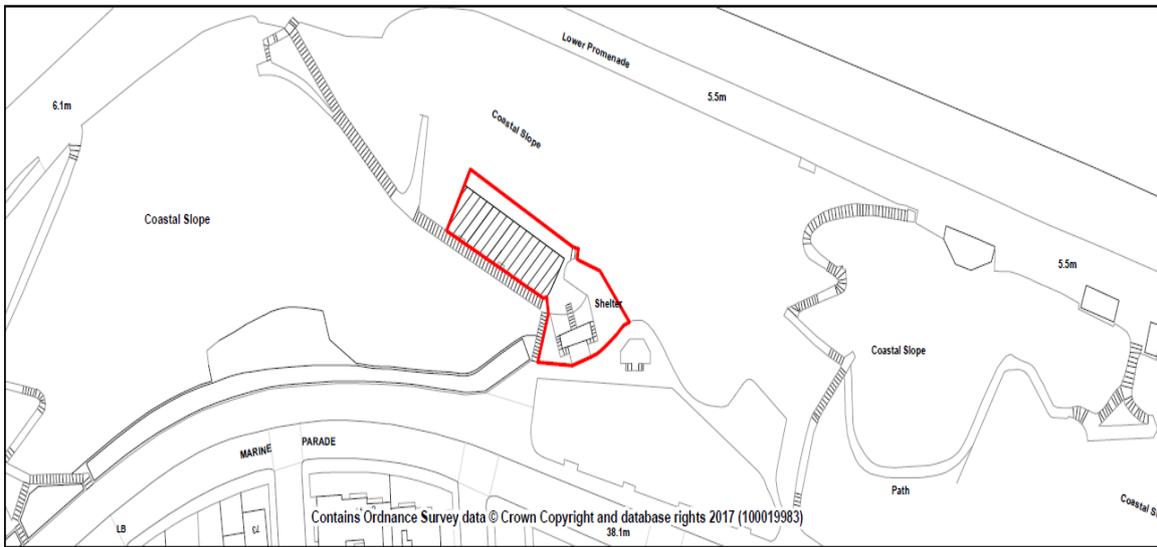
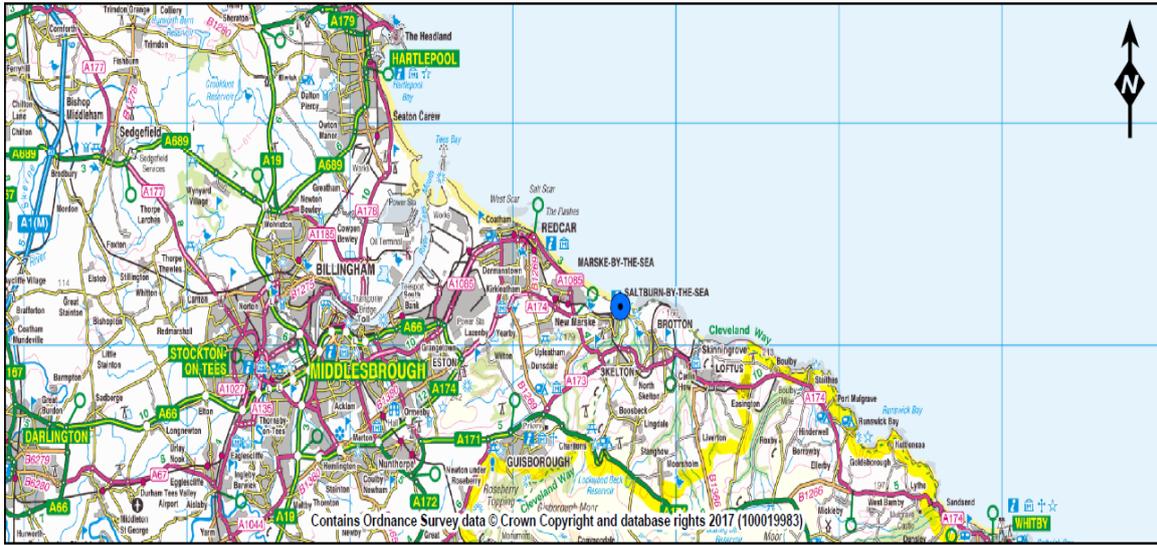
All offers to be submitted by **12 noon on the 17th April 2026** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

“Confidential: Tender for “Old Viewing Platform Marine Parade Saltburn by the Sea”

ACCEPTANCE OF OFFERS

Redcar and Cleveland Borough Council does not bind itself to accept the highest or any offer that may be received for the property. All offers are made without prejudice, subject to contract and Council approval.





Redcar and Cleveland Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Redcar and Cleveland Borough Council or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

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