

TO LET / FOR SALE
MIDDLESBROUGH MUNICIPAL GOLF CENTRE

LADGATE LANE, MIDDLESBROUGH, TEESIDE TS5 7YZ





MIDDLESBROUGH MUNICIPAL GOLF CENTRE • TS5 7YZ

To Let / For Sale

Offers invited by Friday 6th December 2024

A well located municipal golf centre ripe for commercialisation

37.5 hectares (93 acres)

On the instructions of



Ben Allen BSc (Hons) MRICS

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Facilities

- Well presented 18 hole 6,326 yard (par 71) golf course (c. 1977)
- 20 bay floodlit golf driving range
- Practice ground
- Practice putting green
- Modern, two storey, clubhouse (957 sq m / 10,300 sq ft)
- Golf shop (149 sq m / 1,600 sq ft)
- Starter's hut
- Greenkeeping building and separate compound
- Car parking
- A pair of semi-detached 3 bedroom houses
- Commercial trading location on the edge of Middlesbrough, population 152,650 (2024)
- Established business with great scope for commercialisation



Objectives

Middlesbrough Council is offering Middlesbrough Municipal Golf Centre to market to secure its long term objectives for the property - being:

- 1) To preserve the existing golf facilities for the benefits of local residents.
- 2) To secure an experienced operator for the property.
- 3) To secure capital investment in the facilities.
- 4) To give flexibility over the future use of the property - providing such use is ancillary to golf.
- 5) To encourage increased participation in golf.
- 6) To encourage additional community outreach programmes.

Proposals are invited from parties with proven operational experience and a track record of delivering similar objectives.



RJG
Ross Jackson Golf
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Driving Range

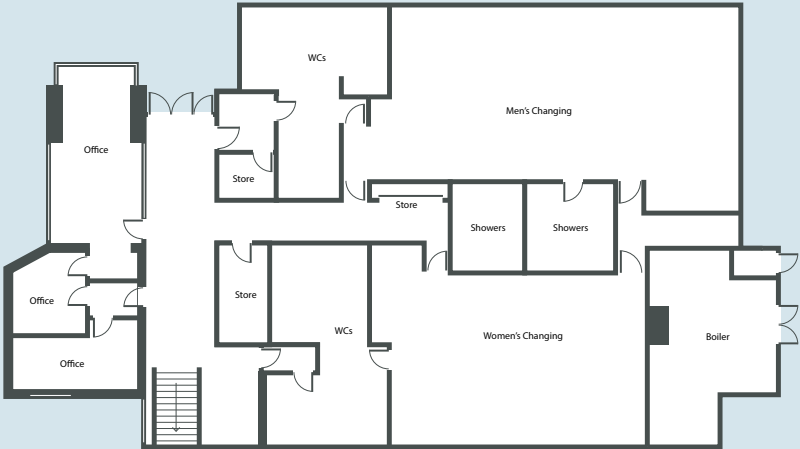


Clubhouse



Entrance Level

Golf Shop



Lower Ground Floor

Basis of Disposal

Middlesbrough Council's preference is to let the property on a new 25 year FRI lease at an annual rent. However, offers for the freehold interest will also be considered.

The Lease will be contracted out of the Landlord & Tenant Act Security of Tenure Provisions. VAT will not be charged on the rent.

Middlesbrough Council is willing to consider a longer lease term subject to its objectives being delivered, the proposed rent structure, the level of capital investment secured, the covenant strength of the Tenant and a lease premium.

In the event of a freehold disposal, the property will be sold subject to a restrictive covenant that the property can only be used for golf and associated uses.

Consumable stocks are to be taken over at valuation on completion.

Leasehold / freehold offers are to be submitted to HMH by **Friday 6th December 2024**.

The Existing Business

The Golf Centre is currently operated by Everyone Golf as part of a wider leisure contract Everyone Active has with Middlesbrough Council. Full details on the business, including trading accounts, licences etc are available in an online data room, access to which is subject to an NDA.

Tenure & Possession

The golf shop is currently operated by a golf professional under a terminable licence from Everyone Golf. The clubhouse catering operation had been franchised to a third party but was taken back in hand by Everyone Golf in month 2024.

House 1 is occupied by a Council employee

House 2 is occupied by a member of Everyone Golf's staff.

Everyone Golf's current contract with Middlesbrough Council terminates on 30th March 2025, which is the expected date for completion of the new lease / sale.

Agent's Note

The property includes a small academy course. This area is excluded from the disposal as it has been earmarked for potential residential development.

Energy Performance Certificate

Clubhouse	27 B	House 1	70 C
Golf Shop	22 A	House 2	70 C

Licences

Premises Licence

Services

Mains water, electricity, gas and drainage.

The golf course irrigation system is supplied from the mains.

Rateable Value

Golf course and premises	£24,750 (w.e.f. 1st April 2023)
House 1	Band B (w.e.f. 1st April 2005)
House 2	Band B (w.e.f. 1st April 2005)

Planning

Middlesbrough Council - 01642 245432

<https://www.middlesbrough.gov.uk>

The property falls under the Middlesbrough Local Plan, which is currently under review. The property is currently designated as Green Wedge and Primary Open Space.

Middlesbrough Council encourages proposals that seek to diversify the current golf facilities - providing any such diversified uses are ancillary to golf.

Website

<https://everyonegolf.com/venues/middlesbrough-municipal-golf-centre/>

Professional Fees

The Tenant / Purchaser will be required to contribute to Middlesbrough Council's professional fees (further details available in the data room).

Further Information & Viewing

For further information on the property, to request an NDA for access to the MMGC data room (which includes further information on the bidding process) or to arrange a viewing, please contact:

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Important Notice

1. These particulars are prepared for the guidance only of interested purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs. 4. Any area measurements or distances referred to herein are approximate only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. These matters must be verified by interested parties. 6. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. 7. HMH Golf & Leisure will not be liable, in negligence or otherwise, for any injury or loss arising from the use of these particulars. 8. The property is offered for sale subject to contract and availability. 9. Sales particulars prepared in September 2024.





Bishop
Auckland

A689

A1(M)

A689

A19

Seaton Carew

A167

A689

Coatham

A19

Billingham

Grangetown

A1(M)

A66

Stockton-on-Tees

Middlesbrough

A66

A19

A171

Darlington

A174

Middleton
St George

Middlesbrough
Municipal
Golf Centre

A172

Scotch Corner

A19

A172

A1(M)