

Valuation & Estates  
Reference: FZ-004/123/JW

# FORMER CAPTAIN COOK PUB FOR SALE



THE FORMER CAPTAIN COOK PUB, MIDDLESBROUGH TS1 1DH

**CLOSING DATE - 12 NOON FRIDAY 21<sup>st</sup> April 2023**

FOR FURTHER INFORMATION PLEASE CONTACT:

[jack\\_walton@middlesbrough.gov.uk](mailto:jack_walton@middlesbrough.gov.uk)

01642 729105



## LOCATION

This property is located on Durham Street situated close to Middlesbrough Town Centre, in the area known as St Hilda's.

St. Hilda's is in a period of transition, with new homes, offices and educational facilities planned and the development of Boho X and Boho Village already underway, bringing 61 new homes and over 60,000 sq. ft of high-quality office accommodation for the digital sector. With this area of Middlesbrough rapidly growing, the former Captain Cook Pub presents a great opportunity for any prospective buyer.

Established transport links (A19 & A66) serve the Town and provide quick drive times to regional and national centres.

Middlesbrough train station operates on the Northern and Trans Pennine Express routes and provides direct rail services to Newcastle, Sunderland, Durham, York, Leeds and Manchester.

A direct rail service to Middlesbrough from Kings Cross has also recently commenced, and Teesside Airport is situated less than 10 miles away.

## DESCRIPTION

Shown edged red on the attached plan, the subject site area measures approximately 0.094 Acres (380 sqm).

The former Captain Cook Pub is a Grade II listed building, made up of brick elevations parts with a rendered finish, and a mix of pitched and flat roofs.

Middlesbrough Council has recently undertaken substantial works to the property with an aim to protect and preserve the building and its historical value. These repair works have stripped the internals back to the brick walls, made the building structurally safe and sound, and restored the façade.

Details of the works undertaken can be found below.



## ACCOMMODATION

The property has an array of different sized rooms, set over a basement and 3 three storeys and suitable for a wide range of uses.

The total GIA (Gross Internal Area) of the subject property measures approximately 6,028 Sq ft (560 Sqm) - the schedule below sets out how this accommodation approximately breaks down over each of the respective floors:

Basement:	1,744 Sq ft
Ground Floor:	1,582 Sq ft
First Floor:	1,367 Sq ft
<u>Second Floor:</u>	<u>1,335 Sq ft</u>
Total:	6,028 Sq ft

## PLANNING

Previously utilised as a public house and falling under the user class Sui Generis, the property now sits vacant in an area of both commercial and residential development, giving potential to a range of uses subject to the receipt of planning permission.

For further advice regarding any planning issues relevant to the property, interested parties should contact Middlesbrough Council's Planning Department on 01642 729337

## SERVICES

The property has been stripped back to the brick work, with all former services removed. It currently has single phase electrics and a single cold-water supply in place, along with an incoming gas connection.

## RATEABLE VALUE

For the purpose of Business Rates assessment, the building was classified as a public house and premises on the 2017 Rating List.

Interested parties should contact Middlesbrough Council on 01642 726006 for further details on the rates applicable to the property.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

For the purposes of sale, the subject property is exempt from the requirement to supply an Energy Performance Certificate, due to it being offered with vacant possession and under redevelopment.

As this is a listed building, any purchaser would not be required to provide an EPC given you can demonstrate the minimum energy performance requirements would unacceptably alter the property.

## TENURE

Freehold with vacant possession.

## PROPERTY WORKS

The following works were recently undertaken:

- All internal debris, fixtures and fittings removed
- All sanitary ware stripped out
- All accessible mech and electrical installation stripped out
- Full roof structure reviewed all timbers repaired / replaced accordingly
- Full slate roof covering replacement including rainwater goods
- All plaster removed from ceilings / external walls throughout
- All internal structural floors inspected, repaired, and treated as required
- All internal joinery (doors / mouldings / skirtings removed / set aside to facilitate works only. All new / works to be by incoming tenant)
- Existing internal staircase made good / repaired to match existing
- All external walls / structure reviewed, made good as required structurally
- Gables rendered following structural repairs
- All chimney stacks rebuilt from roof level upwards as required
- Redundant drainage capped off and existing sewer connection retained / surveyed / repaired as required
- All windows replaced with new painted double glazed



## TENDER PROCEDURE

Tenders must be completed on the available Tender Form, and returned before 12 Noon on 21<sup>st</sup> April 2023 at the following address:

FZ-004/123/JW  
Valuation & Estates  
Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT

The reference FZ-004/123/JW must be clearly marked on the front of the envelope.

There must be no indication or notification of the identity of the party submitting the tender on the outside of the envelope bearing the above tender return details.

Please be aware that the use of a franking machine or carrier may well cause this information to be revealed inadvertently, and in such circumstances the return will not be opened.

Supplementary information in support of your tender return will be accepted if enclosed within the same envelope as the Tender Form. Compliance with the stated criteria should be evidenced via the submission of an indicative sketch layout, cost schedule, floor plans, project delivery programme and accompanying written statement detailing the form and function of the bidder's scheme proposal.

All bids must be submitted on the Tender Form and returned in the manner stated above.

Please note that bids not submitted in the prescribed manner will not be considered, and that late bids will also not be accepted by the Council.



## VIEWING

Viewings are by appointment only, please contact Jack Walton in the first instance.

Telephone No: 01642 729105

Email: [jack\\_walton@middlesbrough.gov.uk](mailto:jack_walton@middlesbrough.gov.uk)

## DEPOSIT

The purchaser will be required to exchange contracts and pay Middlesbrough Council a non-refundable deposit equivalent to 10% of the purchase price within 8 weeks of the formal tender award.

## PERFORMANCE

The purchaser will pay the balance sum equivalent to 90% of the purchase price and complete the transfer within 8 weeks of the exchange of contracts.

The Council reserves the right to withdraw from the sale of the land if the purchaser does not complete the transfer within 16 weeks of the exchange of contracts.

## VAT

The successful purchaser will not be required to pay VAT.

## FEES

Upon completion, the purchaser will be required to pay the vendor's reasonable legal fees (equivalent to 1.50% of the purchase price) and surveyors fees (equivalent to 2.00% of the purchase price). These fees will be subject to capped minimum payments of £1,500 (legal) & £2,000 (surveyors).

## FENCING COVENANT

The purchaser will be responsible for the erection and maintenance in perpetuity of the boundary and/or appropriate fencing treatment, to be agreed with Middlesbrough Council.

## SCHEME DELIVERY

The purchaser will be expected to enter into a legal agreement with Middlesbrough Council that confirms the timeframe for delivery of their proposed redevelopment scheme.



SITE PLAN



## INFORMATION

Supplementary documentation relating to the site is available on the Middlesbrough Council website and can be accessed at:

<https://www.middlesbrough.gov.uk/business/find-premises/council-land-and-premises-sale>

Should you require any further information, please contact Jack Walton in the first instance.

Phone: 01642 729105  
Email: [jack\\_walton@middlesbrough.gov.uk](mailto:jack_walton@middlesbrough.gov.uk)

## DISCLAIMER

1. The particulars are set out as a general outline for the guidance of interested parties and do not constitute part of an offer or contract.
2. All descriptions, dimensions and other details are given without responsibility and interested parties 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.
3. The condition of any appliances, apparatus, fixtures, fittings, systems or services has not been checked and no warranties or guarantees are given. Interested parties must undertake their own investigation into the working order of such items.
4. No person in the employment of Middlesbrough Council has any authority to make or give any representation or warranty whatsoever in relation to this property.
5. Any personal information provided on the submission form and within any supporting documentation will be held in accordance with the Data Protection Act 2018 and used solely for the purpose for which you provide it. This information will be destroyed when it is no longer required for this purpose. Middlesbrough Borough Council use your personal information in order to deal with your Expression of Interest and may share it with other services within Middlesbrough Borough Council where necessary. Your information will be held in accordance with data protection regulations
6. For more information on how we use your personal data please view our Privacy Notice on our website <https://www.middlesbrough.gov.uk/> If you would like to discuss anything in this privacy notice or your information rights, please contact:

The Data Protection Officer  
Middlesbrough Council  
Fountain Court  
119 Grange Road  
Middlesbrough  
TS1 2DT  
Phone: 01642 245432  
Email: [dataprotection@middlesbrough.gov.uk](mailto:dataprotection@middlesbrough.gov.uk)

