

Expressions of Interest Invited Theatre, Bar and Function / Letting Rooms



EXCELLENT BUSINESS OPPORTUNITY

Borough Hall, Middlegate, Hartlepool

Well established theatre/function hall with fully fitted bar with full on licence

Additional function / letting rooms and office

Major Event attendance averaging over 19,000 per annum

Impressive Grade II listed building

Prominent location in the historic Headland area of Hartlepool

Theatre/ function hall seats up to 755 or up to 1740 standing

Venue has hosted international stars

Great potential to increase current turnover significantly



The Borough Hall has been a landmark venue for cultural, social and sporting events for many years and has the potential to be a performing arts and events facility of regional significance. Currently under Hartlepool Borough Council management, the Council is now offering this exceptional opportunity to private sector partners to operate a fully furnished events venue with a wealth of history.

The venue is able to operate until 2 am 7 days a week. Features include:

- ❖ The main hall which has capacity for 755 seats, full size stage, dressing rooms and adjoining kitchen facilities and WCs.
- ❖ “Constables” Bar – fully fitted bar accessible directly from the main hall
- ❖ First Floor Croft Room – 99 sq m / 1065 sq foot part wood panelled meeting room with capacity for 198 seated or 330 standing
- ❖ 6 further function / meeting rooms extending to a total of 150 sq m / 1617 sq feet, mainly overlooking the attractive Headland Town Square
- ❖ Recent significant expenditure on lighting and sound systems (details attached) in excess of excess of £27,000 and full refurbishment of main kitchen at a cost of approximately £50,000
- ❖ Free public parking available nearby (approximately 40 spaces plus on street parking)
- ❖ Town Square public event space often used in conjunction with activities at the Borough Hall

Expressions of Interest are invited on a on a joint venture, commercial letting or profit share basis. The Council expects the operator to manage the venue with an exciting programme of shows and events with an aspiration to attract major acts on a regular basis.

The Council anticipates running a structured letting process in the manner described below (subject to amendment):

- i) Commence market engagement activities (i.e. the publication of this information) and invite interested parties to discuss their ideas with the Council.
- ii) Following the initial market engagement, the Council anticipates issuing a more formal request for proposals to interested parties.
- iii) On receipt of proposals the Council anticipates inviting shortlisted parties to present and discuss their proposals with the Council. This will require the development of business cases and clarification of the roles and responsibilities the Council and proposer will be required to take.
- iv) Subject to identifying the most economically advantageous proposal or combination of proposals, the Council would seek to formalize the arrangement(s) through the agreement of a lease/contract.

A list of major bookings is attached from the last 3 years. Current turnover is in the region of £100,000 pa but there is considerable potential to increase this substantially with more active management, full use of the bar (currently only opened for events) and effective marketing. The property includes the Hartlepool Register Office's main ceremony room.

Website Links

https://www.hartlepool.gov.uk/info/20011/leisure_sport_and_culture/353/hartlepool_borough_hall

https://www.hartlepool.gov.uk/info/20002/births_marriages_and_deaths/450/ceremony_in_the_middlegate_room

Aerial View of location



Existing Bookings

The Lessee will be required to honour all existing bookings together with any arrangements agreed at the price(s) previously agreed with the Council

Concessionary Rates

The Council currently charges concessionary rates to community and voluntary groups, the operator will be required to maintain this arrangement with rates to be agreed with the Council annually.

Fixtures Fittings and Equipment

Fixtures Fittings and Equipment will be included with an inventory agreed between the Council and operator.

Recent upgrade of sound and lighting equipment included:

6 no. RCF Speaker - 4PRO 3031/A
3 no. RCF - 4Pro - Optional Flight Case
1 no. Allen & Heath - Mix Wizard - 16 Channel Mk3
1 no. Allen & Heath - Mix Wizard Optional Flight Case
2 no. DBX 231 Duel Band Graphic Equalizer
2 no. DBX 166 XS Duel Compressor-Limiter-Gate
5 no. Shure Switched SM58
10 no. Neutrik XLR Microphone Cable 5m
6 no. Neutrik SLX RCF Signal Cable 20m
6 no. K&M 21436 Heavy 40kg SWL Speaker
Stands
1 no. Flight Case Road Trunk - Stands - Cables - Accessories
1 no. Flight Case 10u 19" Rack Mount A

Audio Equipment

4 no. Zero88 Beta Pack 3 Dimmer – DMX 63Amp Plug
4 no. Zero99 Beta Pack 3 Dimmer – DMX Hard Wired
8 no. Selecon Rama Fresnel's – 15Amp Plug – Safety Bond
8 no. Selecon Rama Fresnel Barn Doors
1 no. ETC Element Lighting Desk
1 no. ETC Optional Flight Case
8 no. VDU 15" Monitors
10 no. LED Light Bar 252

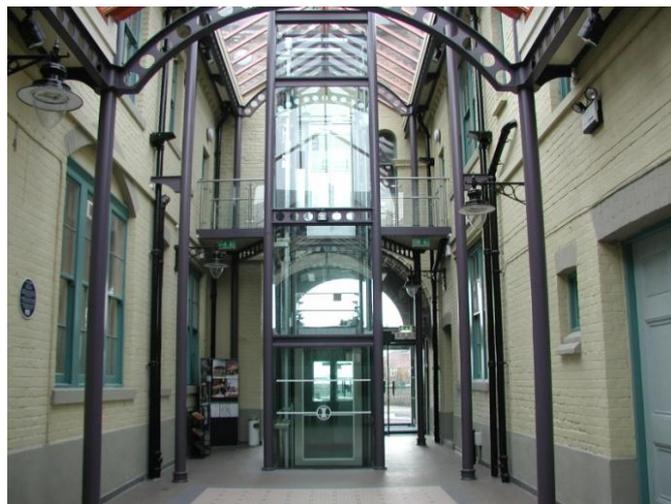
The catering kitchen was also fully refitted in c 2015

Licensing Hours – Details attached with Major Bookings information

Main Accommodation

Entrance / Atrium 122 sq.m.

Glass Lift (leading to atrium over), glass roof, leads to Lobby with Box Office and Main Hall/Theatre



Main Hall / Theatre 775 sq.m. Approx

With wood strip and part linoleum flooring, full size stage, stage lighting and sound system, balcony/circle with fixed seating



Constables Bar 195 sq.m.

Good quality fully fitted bar with half wood panelled walls, 2 no. fireplaces, one with wooden/mirror/clock overmantel, carpeted floor and wooden bar counter with mirror bar back and security shutter. Seating capacity 138 people, traditional pub tables, chairs and fitted seating. Bar is accessible directly from the Main Hall/Theatre and Middlegate.



Kitchen 13 sq.m. Approx

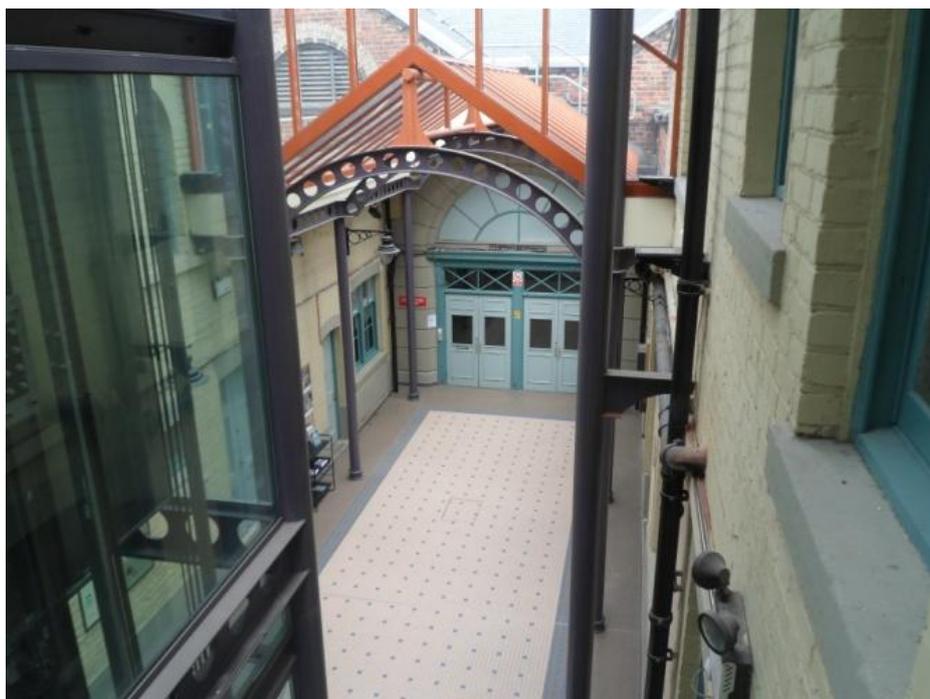
Fully fitted catering kitchen with extractor hood, 6 ring gas hob/oven, stainless steel worktops and shelving, marble topped servery with warming ovens, wall mounted gas grill, microwave, catering sink and drainer, dumb waiter, fridge, instant hot water boiler, servery hatch opening to Main Hall



Stage 103.30 sq.m. (pictured below)



Dressing Room 18.27 sq.m. **Dressing Room** 28.53 sq.m. **Dressing Room** 11.56 sq.m.



Atrium from first floor

First Floor:

Croft Room 98.27 sq.m. Half panelled walls, carpeted floor, vaulted ceiling



Parlour 33.13 sq.m. Adjoins Croft Room **Ante Room** 12.70 sq.m. **Tower Room** 17.63 sq.m.

Middlegate Room / Wedding Suite 49.68 sq/m



Meeting Rooms / Offices

Sandwellgate Room 34.38 sq.m. Office / Meeting Room **Heugh Room** 19.06 sq.m. Office / Meeting Room **Pilot Room** 19.95 sq.m. Office / Meeting Room



Ancillary Accommodation includes Office 25.18 sq.m. CCTV Monitors **Kitchen** 16.89 sq.m.

Strong Room 16.59 sq.m. **Plant Room** 18.31 sq.m. **External Store** 3.27 sq.m.

Office 19.95 sq.m. **Kitchenette** 12.41 sq.m. **Staff Room** 14.71 sq.m. **Kitchenette** 18.40 sq.m.

Staff and Customer WCs to both floors

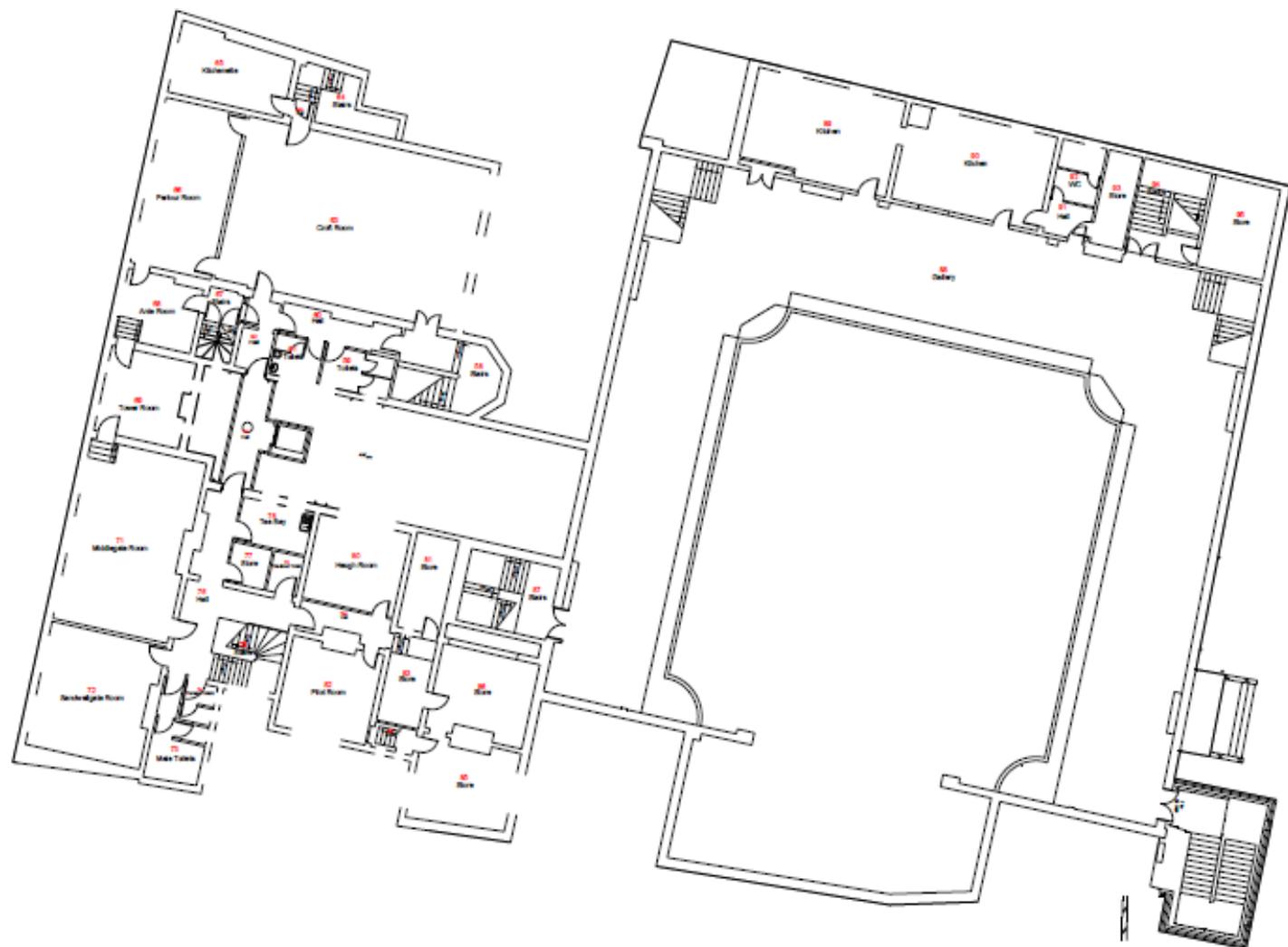
Full schedule of accommodation attached



Ground Floor

Legend

- Library
- Headland Parish Council



First Floor

The Headland library is housed in 3 rooms within the building and the Council will retain this arrangement. Two rooms are also separately let to Headland Parish Council and these will also be excluded.

It is indeed rare that a facility of this quality is available and expressions of interest are invited from prospective operators.

Expressions of Interest Invited by 12 Noon, Friday 20th October 2017

All enquiries to:

Estates Department, Civic Centre,
Victoria Road, Hartlepool, TS24 8AY

Tel: (01429) 523228

Email: estates@hartlepool.gov.uk

Viewings Strictly by Appointment Only



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Property Misdescriptions Act 1991

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.

Finance Act 1999

Unless otherwise stated all prices stated are exclusive of VAT.

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 licensees 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 building services or service installations (whether these be 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.

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