

Spring Bank Community Centre



Expressions of Interest are invited
for the Lease of:

Spring Bank Community Centre

West Parade
Spring Bank
Kingston upon Hull
HU12 0BG

Situated at the heart of the Spring Bank
and Beverley Road Communities
(Central Area)

Expressions of Interest close at 12 noon on Friday 8th
August 2025



Tel No. (01482) 300300

north.areacommittee@hullcc.gov.uk

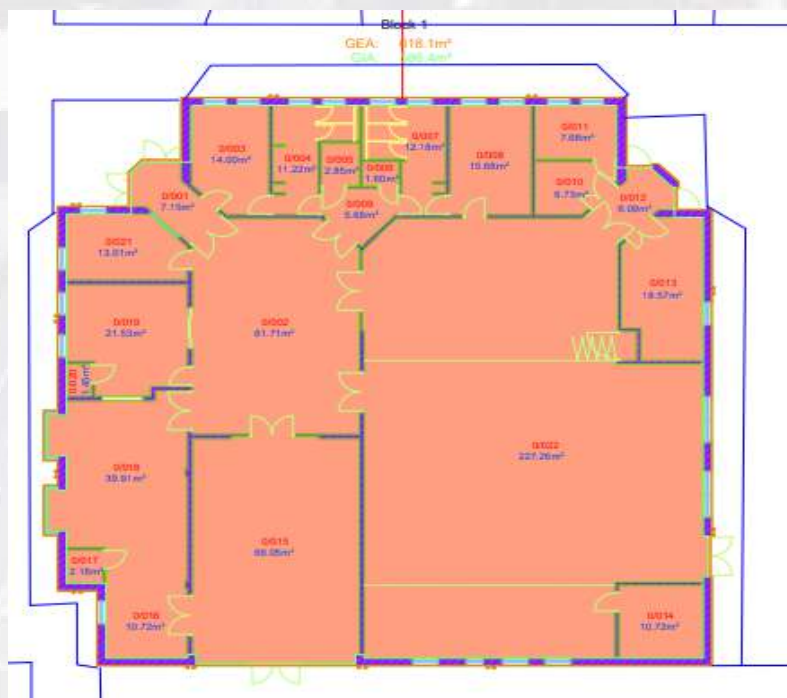
Location:

The Spring Bank Community Centre is within the Central Ward, North Area, at the heart of a vibrant multi-cultural community covering Spring Bank and Beverley Road. The Centre is located within the Spring Bank Conservation Area surrounded by a mix of rented and private housing and set back from a row of small independent shops and offices. The Centre is approximately 1 mile north west of the City Centre.

Accommodation:

The property is a purpose built single storey Community Centre with large hall, meeting rooms, WC'S, kitchen facilities, plant room, storage and own enclosed front car park.

Area	Gross Internal Area	6,308 sq ft	586 sq m
	Ancillary	28,245 sq ft	2,624 sq m



Utilities / Services:

Water, electricity and gas supplies to the property as well as a telephone line. The Centre has gas central heating to most of the accommodation. (Note: Initially, there may be some financial assistance (up to 50%) of the costs of the utilities from Hull City Council but the tenant will be expected to become fully self-funding in due course).

Planning

The property falls within Class F2 of the Town and Country Planning (Use Classes) (Amendment) Regulations 2020. Any interested applicants should make their own enquiries to satisfy their planning requirements.

Business Rates

RV

£16,000

The successful applicant will be responsible for the payment of business rates.

Terms

The property will be made available as on a standard 3-year Community Centre lease, with a defined Centre Management Obligations Schedule and subject to annual Healthcheck reviews.

VAT

The property is not registered for VAT purposes.

EPC

tbc

(Note: Hull City Council is currently undertaking works to install a new high efficiency boiler and new LED lighting. A new EPC will be issued on completion of the works and prior to the new lease).

To arrange access contact: Samantha Wiles

Email: north.areacommittee@hullcc.gov.uk