



Grainger Market Units To Let

The Grainger Market is a Grade I Listed covered market in the heart of Newcastle City Centre, close to Monument Metro Station, opposite Eldon Square Shopping Centre and adjacent to bus routes. The market welcomed around 117,000 visitors per week (between July 2019 and September 2019), however as a result of Covid, footfall currently is understandably lower. The market has 14 entrances and houses over 110 individual shop units offering customers a wide range of food produce, services and commodities.

As well as the retail offer, the market usually hosts fairs and events throughout the year including; Arts/Crafts/Vintage Fairs, Children's Activities, our October Festival and Night Markets, however these are temporarily suspended to ensure the market is Covid compliant.

The Grainger Market common areas are monitored 24 hours a day by CCTV ensuring the safety and security of staff and shoppers and we have markets staff on site Monday to Saturday 6.30am to 7.30pm.

Our objectives

Our customers demand high quality and value for money together with an authentic market experience and excellent customer service. They expect a clean, safe and comfortable shopping experience with plenty of choice. We aim to provide an offer that will meet the expectations of our local shoppers whilst attracting new visitors from the North East and beyond.



Important Information for Applicants

Tenant mix policy

In order to provide our shoppers with a good mix and balance of offers for the whole shopping day, we allocate units in the Grainger Market based on a tenant mix policy.

This is a management tool used by shopping centres, retail outlets and markets and is under constant review to reflect emerging trends and the turnover of tenants.

When a unit becomes available we take into consideration the following matters:

- uses appropriate for the size of the unit
- whether the unit needs to be refurbished/updated
- which uses/offers would fit well with neighbouring traders
- which uses/offers we would like to attract to the market and whether we target them
- planning issues i.e. what use class does the unit currently have
- listed building issues regarding extraction for food uses
- the overall requirement to provide a good mix of offers for shoppers during market opening hours.

We specifically exclude any uses as an amusement arcade, auction room or gaming/betting establishment. In addition, we are not looking for any outlets selling tobacco products, e-cigarettes or any associated paraphernalia.

We would like to see a number of new additions to the Grainger Market and examples are:

- Farm shop, local produce, groceries
- Arts and crafts
- Shoes
- Vintage/antique goods
- Cookware, homeware, hardware
- Quality confectioners
- Craft beers, ciders and spirits
- Post Office, newsagents
- Hair and beauty
- Florists
- Computer accessories and repairs

When considering applications we look at:

- Uses not already represented in Grainger Market.
- The quality of goods and display.
- Whether the goods are specialist/niche/bespoke/artisan.
- The availability of the same or similar goods in Grainger Market and the wider area.
- Applicants who can provide a robust business plan which demonstrates that the proposed use meets our objections/expectations as detailed in this policy, and that they have carried out research which shows they have considered their target market compared to existing shoppers. Applicants should clearly demonstrate how they will advertise and promote their business to their target market.

Letting terms

Grainger Market units are available to let on a 3 year fixed term tenancy which will include break options to provide greater flexibility. Please note that security of tenure will be excluded under Section 38A of the Landlord and Tenant Act 1954.

Fitting out a unit

We will discuss how you want to fit out your unit. The works must comply with our Grainger Market Design Guidelines which explain the planning constraints for this Grade I Listed building, and our requirements for your standard of fit out.

Unless otherwise stated, units do not already have extraction installed for certain hot food uses. It is your responsibility to check whether extraction is required for your proposed use. If your application is accepted, you would be responsible for the cost of fitting a suitable extraction system and obtaining all the relevant Planning and Listed Building consents. Due to the listed status and configuration of the building, generally only the highest specification of extraction systems will be given consent. You must make it clear in your application/ business plan what funding you have in place for your fit out of the unit.

A rent free period may be available to you, the length of which will depend on the level of works to be carried out. Rent free periods are based on works to improve the unit for example; electrical work carried out by a qualified contractor, painting or new flooring. Rent free periods are not given for tenant's fixtures and fittings for example; shelving, counters and fridges.

Rent, water and sewerage charges

If we can obtain satisfactory business references for you against an existing business of the same type, you will be required to pay 3 months' rent, water and sewerage charges in advance. If you are a new business start-up or we cannot obtain satisfactory business references for you, you will be required to pay 6 months' rent, water and sewerage charges in advance. Thereafter these charges are payable monthly in advance by bankers standing order.

Electricity charges

Grainger Market tenants pay for their own electricity usage directly to a supplier of their choice unless otherwise stated.

Business rates

You can find out the rateable value and rates payable for a unit by contacting the Business Rates section of Newcastle City Council on: Telephone 0191 277 8873 or 277 8874. Small business rates relief may be available, contact Business Rates for further details.

Administration costs

You will be required to pay the following administration costs before completion of your tenancy agreement:-

- Administration costs for the preparation of the tenancy. These fees are charged at 5% of the annual rent but equating to no more than £400 (including VAT).

Encroachment

Grainger Market tenants can ask to use additional space in front of their units for displaying their goods. This is referred to as encroachment and tenants pay for the use of this space. This charge is in addition to their annual rent.

Grainger Market opening hours and viewing arrangements

Your unit must remain open for trading whilst the Grainger Market is open, the current trading hours are 9.00am to 5.30pm Monday to Saturday. The market is currently closed on Sundays and Bank Holidays, however we do open the market for Christmas trading on the four Sundays running up to Christmas. If you would like to view a vacant unit, please see the Grainger Market Inspectors in the Market Office on Alley 2, next to the Weigh House.

Insurance

Every Grainger Market trader must have Public Liability Insurance cover for £10,000,000. If your application is successful, you will be asked to provide a copy of your insurance policy before your tenancy agreement is completed.

Business plan

If you are starting up a new business venture or you have not been in business before, you must provide us with a detailed business plan together with your application form. This must include a detailed forecast of your future income and expenditure for at least the first two years.

If you do not know how to produce a business plan you should seek independent business advice.

Planning Consent and Listed Building Consent

You will be responsible for applying for any relevant change of planning use and/or Listed Building Consent and for the payment of any associated fees.

Food traders

All food traders must be registered with their Local Authority Environmental Health Department. Your Local Authority will advise you about food safety, food preparation and they will also need to inspect your premises.

Applying for a Grainger Market unit

We will contact you by letter or by email if your application has been unsuccessful. If we are interested in taking your application further, we will contact you and arrange for you to come in for an informal chat about your application. We will then decide if we would like to offer you a Grainger Market unit.

Grainger Market Application Form

Please note that Newcastle City Council is not obliged to accept any applications for these units and the final selection of a tenant for the premises is at the council's sole discretion.

The Grainger Arcade roof is currently being refurbished. For this reason, we have withdrawn all vacant Arcade units from the market, and they will be re-marketed once the roof works have been completed.

Unit	Approximate net internal area	Rent payable per annum exclusive	Rates payable for the year 2020/2021	Water & sewerage charges payable for the year 2020/2021	External extraction for hot food	Indicate 1 st Choice, 2 nd Choice etc
Unit 8 Grainger Market (Tenanted until early November)	11.44 sqm (123 sq ft)	£4,750	£1,397.20	£100	Not suitable for extraction	
Unit 31-33 Grainger Market (Tenanted until December, potentially available earlier)	32.7 sqm (353 sq ft)	£13,450	£5,239.50	£250	Extraction considered - subject to relevant consents	
Unit 66/67 Grainger Market	22.45 sqm (241 sq ft)	£9,200	£3,293.40	£185	Not suitable for extraction	
Unit 104/105 Grainger Market	24.77 sqm (266 sq ft)	£10,600	£3,379.20	£185	Extraction considered - subject to relevant consents	
Unit 166 Grainger Market	15.23 sqm (163 sq ft)	£6,500	£1,871.25	£100	Not suitable for extraction	

Applicant Details

Applicant(s) Name(s) in full Mr/Mrs/Ms/Miss/Other.....
.....

Signature(s)

Date(s) of birth

Trading name/Name of Limited Company (if applicable)

Home address
..... Post Code.....

Telephone number(s) Mobile Number(s).....

Email address

Business website/twitter/Facebook details

Date of application

How did you find out about this unit: Press/To Let sign/Existing Tenant/Other
.....

Nature of your present business

Number of outlets Date of establishment of your business

Address of your nearest outlet to Newcastle City Centre

Address of other outlets or details of existing trading locations:
.....
.....

If your application for a unit is successful, do you plan to use it to expand or relocate your existing business?
.....
.....

Details of your proposed use (please give as much detail as possible – for retail use please give a detailed list of items you are proposing to sell):
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.....
.....

.....

Are the proposed goods/services already available in the market? Yes No (please circle)

If you answered yes above, please tell us how your goods/services may be different to the existing offer in the market:

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.....
.....
.....

What experience do you have in the type of business you propose to open in the market?

.....
.....
.....

Please include photographs of the goods that you wish to sell.

Please supply below names and addresses of three business referees, together with your solicitor's details.

Trade Reference
(if you are currently in business)

Present Landlord's Reference
(for your business premises)

Company

Company

Name

Name

Address

Address

.....

.....

Post Code.....

Post Code.....

Bank Reference

(business account only)

Solicitor's Details

(if you have one)

Bank/Bldg Society

Name of Firm

Manager

Solicitor

Address

Address

.....

.....

Post Code.....

Post Code.....

Completed application forms should be returned to:

Property
Newcastle City Council
Civic Centre
Newcastle upon Tyne
NE1 8QH

Or emailed to: markets@newcastle.gov.uk

You can also visit our webpage at www.newcastle.gov.uk

Follow us on Twitter: @Nclmarkets and look at our Facebook page: Grainger Market

Important – please note

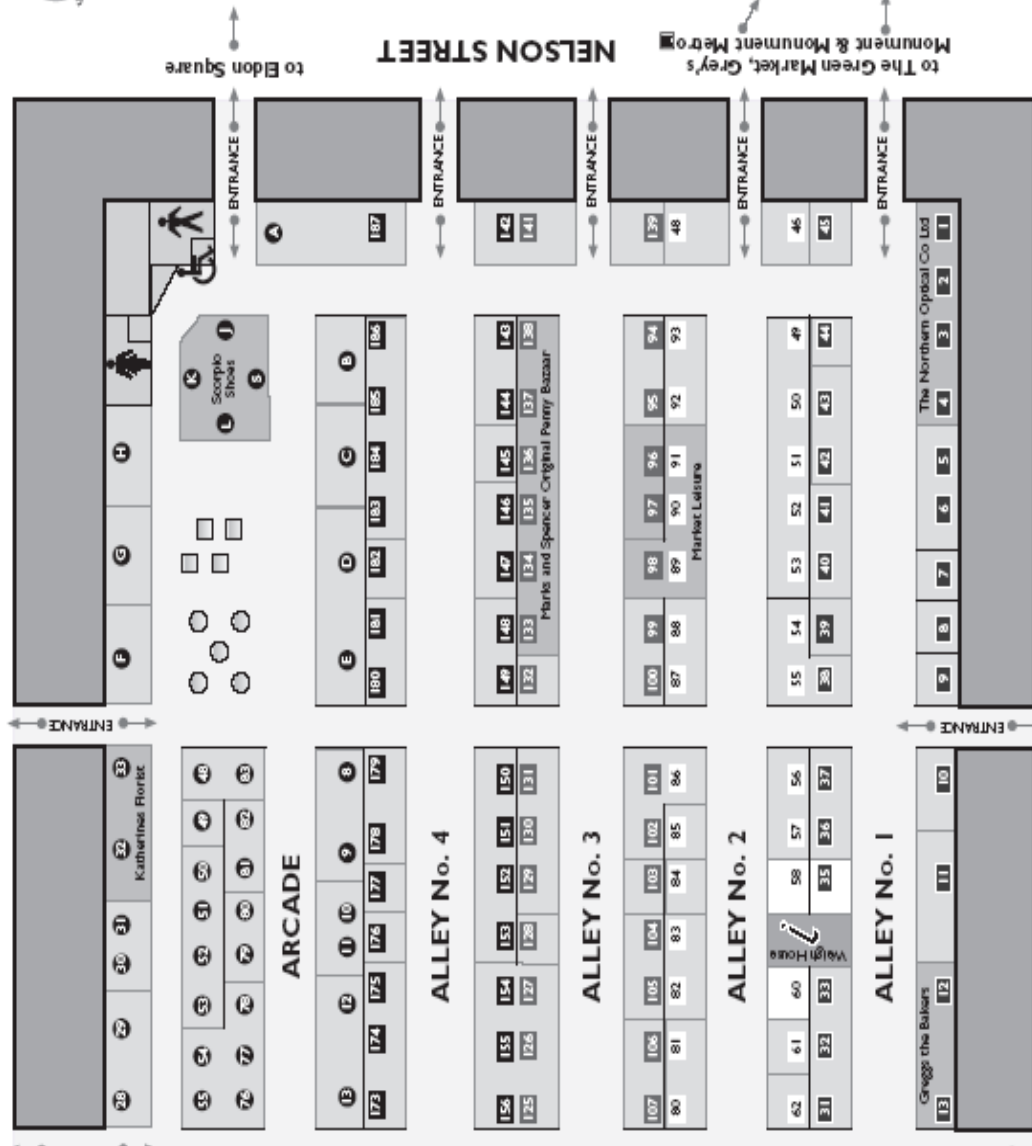
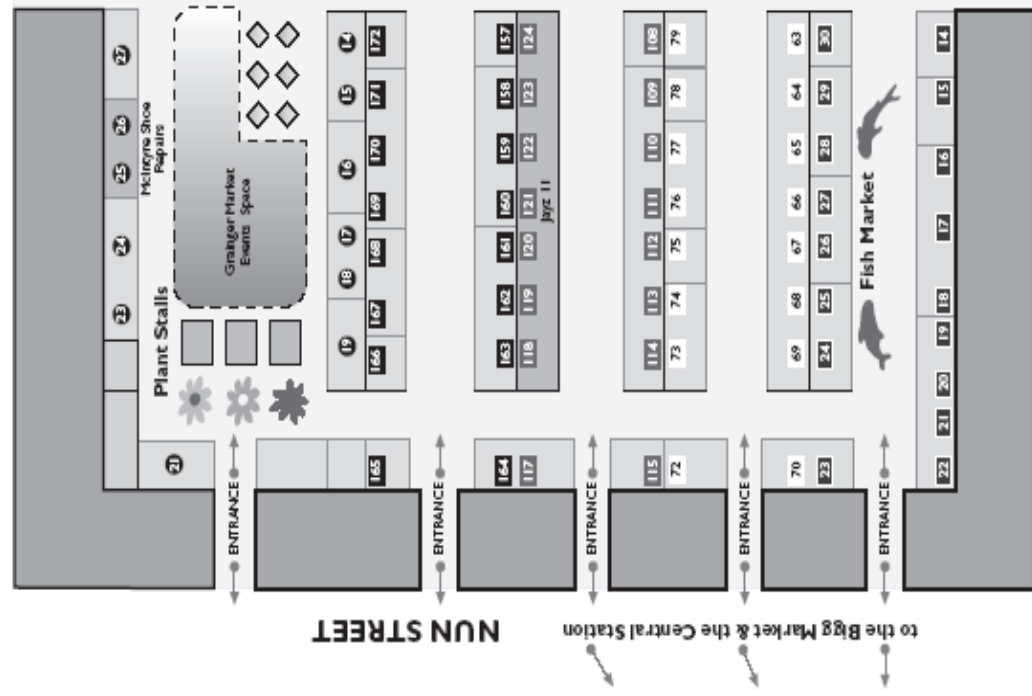
Please make sure that you read and understand the notes below.

- This document has been prepared by the council's Property Department who act as the council's agent in the selling or letting of this property.
- The information in this document gives a general overview of the property and is only given as a guide. It does not form any part of an offer or contract and you must not rely on this information as statements or representations of fact.
- Any descriptions and dimensions we refer to are given only as a guide and are not comprehensive or precise.
- You should not take anything in this document as a statement that the property or any services or equipment in the property are in good condition or working order.
- The information in this document is given without responsibility and you should not assume that the matters stated in it are accurate. Please make sure you inspect the property and carry out your own investigations before you agree to enter into any contract. You must rely on your own inspections, investigations and enquiries on all matters including planning or other consents.
- No one employed by the council has authority to make any promises or representations or give any warranties or assurances about the property.
- The property's VAT position may change without notice.

Updated 30.09.20

CLAYTON STREET

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- KEY**
- Female Toilets
 - Male Toilets
 - Easy Access Toilet & Baby Change Facility
 - Weigh House
 - Market Offices
 - Plant Stalls
 - Fish Market
 - Cafés tables & seating
 - Granger Market Events Space
- Not to scale
Details correct at time of printing July 2007 ©

Schematic Diagram of Granger Market and Arcade Newcastle City Council