To Let

Retail Units

85 sq ft to 1,500 sq ft

Grainger Market
Grainger Street
Newcastle upon Tyne
NE1 5QQ

Certified B Corporation

Sanderson Weatherall

Key points

- Retail Units
- Unit sizes range between 85 sq ft to 1,500 sq ft
- Flexible Lease Terms Available
- Subject to Contract

Description

The Grainger Market is a landmark covered market, occupying a striking Grade I Listed Victorian building at the heart of Newcastle City Centre. Home to more than 100 independent businesses, the market offers a unique mix of retail, food, drink and service operators, attracting a diverse and loyal customer base throughout the week.

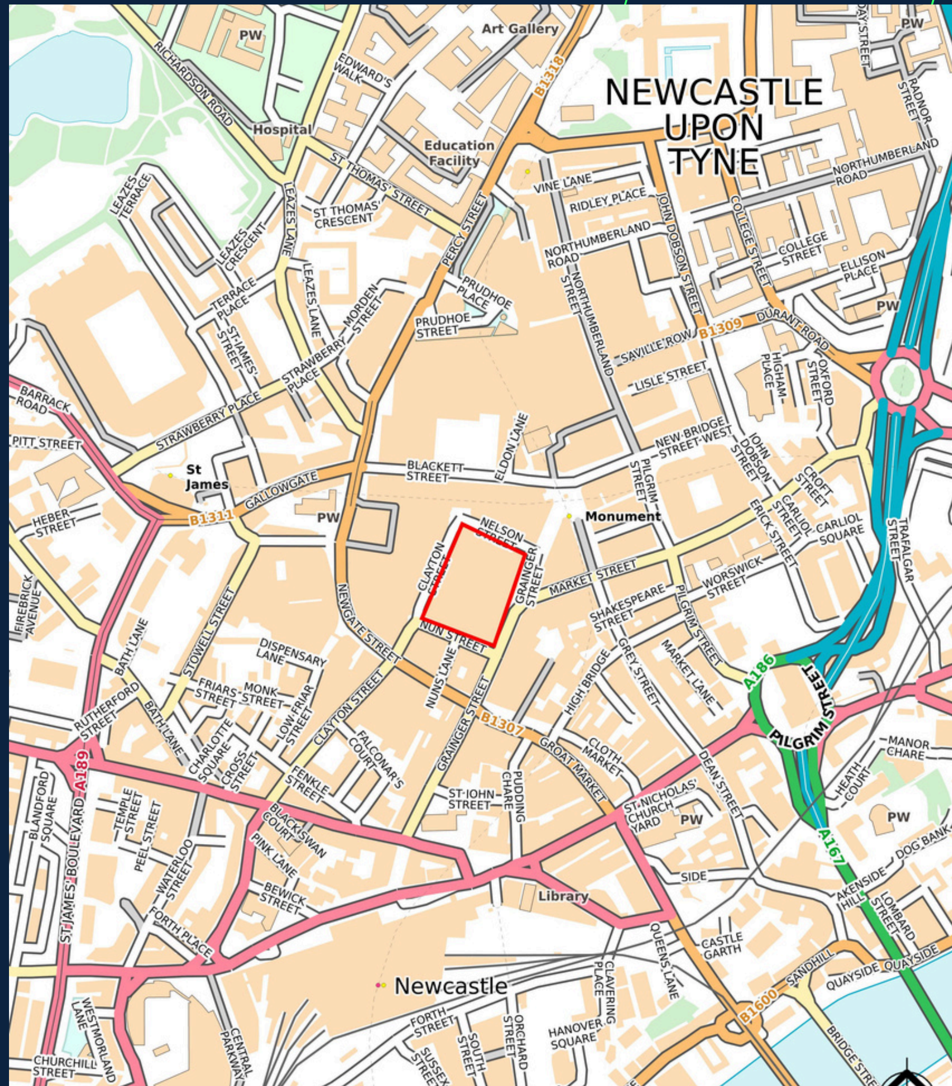
A number of well-established occupiers are based within the market, including Meat Stack, Acropolis, Snackwallah, North Shore Coffee, Pumphrey's Tender Hooligan, Bao Down and one of the original Marks & Spencer's amongst numerous others, which help to create a lively and distinctive trading environment. The combination of historic character, independent enterprise and strong visitor appeal has cemented the Grainger Market's reputation as one of Newcastle's premier shopping and food destinations.

Location

The Grainger Market occupies a central position at the core of Newcastle City Centre. Renowned as a longstanding destination for shopping, dining and social interaction, the market provides businesses with the opportunity to trade within a lively and welcoming environment that attracts a broad customer base, including residents, office workers, students and tourists.

Benefitting from its city centre setting, the market is surrounded by Newcastle's extensive retail, leisure and business districts, helping to generate strong levels of pedestrian activity throughout the week. The unique mix of independent traders and local operators fosters a distinctive sense of community and contributes to the market's energetic and characterful atmosphere.

Accessibility is excellent, with Newcastle Central Station located nearby, providing regional and national rail connections. The city's Metro network is easily accessed via nearby stations including Monument, Haymarket and Central Station, whilst numerous bus services operate throughout the city centre. Convenient access to the A167(M), A1 and surrounding road network further enhances connectivity. The combination of a highly accessible location established trading environment and vibrant setting makes the market an attractive destination for a wide range of occupiers.



Availability Schedule

Unit No	Area (sq m)	Area (sq ft)	Rent (pax)	Rates
30-31	31.31	337	£15,165	£6,900
32-33	45.15	486	£24,059	£11,750
23/70	23.88	257	£11,565	£7,100
66-67	22.39	241	£10,845	£6,700
73/74	23.32	251	£12,425	£6,900
78	9.19	99	£5,200	£3,100
89	9.19	99	£5,200	TBC
90-91	21.79	235	£10,575	TBC
96-97	20.95	226	£10,170	TBC
98	9.19	99	£5,200	TBC

Unit No	Area (sq m)	Area (sq ft)	Rent (pax)	Rates
99-100	27.87	300	£14,850	£7,600
106-107	26.2	282	£13,959	£7,500
111-112	27.87	300	£14,850	£6,200
48/139	27.69	298	£13,410	£6,900
157	17.65	190	£9,405	£4,250
158-159	20.76	223	£10,035	TBC
161-162	21.02	226	£10,170	TBC
163	14.16	152	£7,524	£3,300
B	25.83	278	£13,761	£6,100
C	24.99	269	£12,105	£6,300

*Please note that rents start from the figures quoted above, however, they may be subject to change dependent upon proposed use.

Trading Hours

The market trading hours are between 9:00am and 5:30pm Monday to Saturday. Access to traders is 7am-7pm. Tenants are required to remain trading during market opening hours. The Market is currently closed on Sundays and Bank Holidays.

Lease Terms

The market units are available to let on a 3-year fixed term tenancy incorporating a rolling 6 monthly mutual break option, subject to contract. The leases are to be excluded from the Landlord & Tenant 1954 Act Security of Tenure Provisions (Sections 24 to 28).

Units Fit Out

Units will be offered in their existing condition unless otherwise specified. Occupiers will be responsible for maintaining their premises in a good and tenantable state of repair throughout the term of their occupation. Any fit-out, alteration or improvement works proposed by an occupier must be carried out in accordance with the Grainger Market Fit-Out Guidelines and all other relevant statutory and regulatory requirements. A copy of the Fit-Out Guidelines is available upon request.

Tenant Mix Strategy

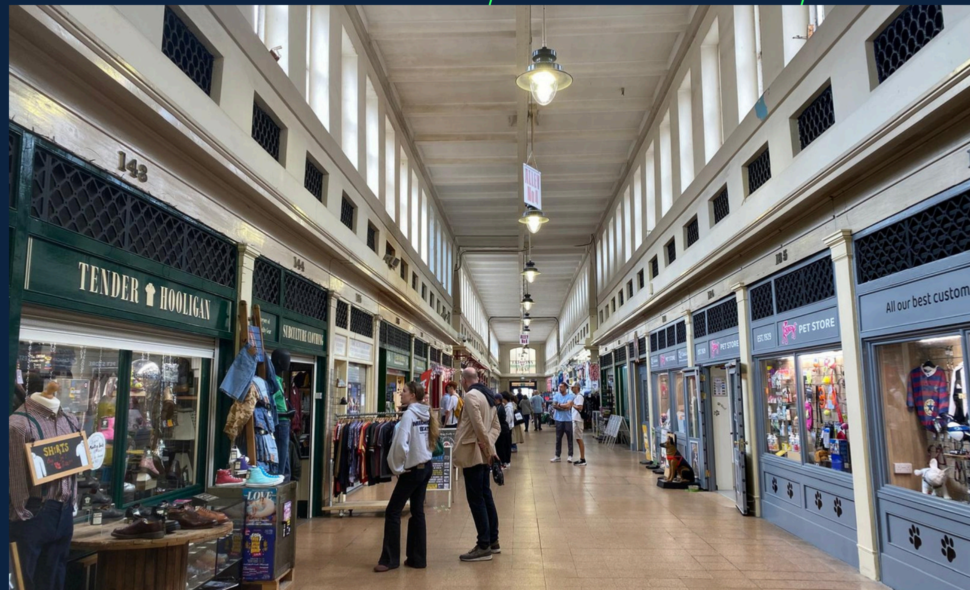
Tenant selection is governed by the Grainger Market's tenant mix strategy, which is designed to maintain a diverse and complementary range of goods and services for customers. Prospective occupiers will therefore be assessed and allocated space in accordance with this policy to ensure an appropriate balance of uses throughout the market. To preserve the market's character and trading environment, certain uses will not be considered, including tobacco products, e-cigarettes or related paraphernalia.

Applications will be assessed against the Grainger Market's tenant mix strategy, with particular consideration given to businesses that introduce new and complementary products or services not currently represented within the market. The quality and distinctiveness of the proposed offering, together with the availability of similar goods and services within both the market and the wider city centre, will form key elements of the evaluation process.

Interested parties will be required to submit a comprehensive business plan in support of their application. Where the applicant is a new start-up business, detailed financial projections, including anticipated income and expenditure for the first two years of trading, must also be provided for assessment.


ALLEY
No3
130
129


ACROPOLIS


143
TENDER HOOLIGAN
PET STORE

Insurance

All occupiers will be required to maintain Public Liability Insurance with a minimum level of cover of £10 million. Successful applicants must provide evidence of the required insurance cover prior to completion of the tenancy agreement and commencement of occupation.

Planning

Traders are responsible for applying for any relevant change of use planning applications and Listed Building consent via the Local Planning Authority, Newcastle City Council, subject to prior landlord approval.

Encroachment

Traders have the option to use permitted encroachment in front of their units for seating and displaying goods.

Service Rates

Tenants pay water and sewerage charges to the landlord in addition to the rent. It is the trader's responsibility to pay their own electricity usage directly to a supplier of their choice unless specifically stated otherwise.

Business Rates

Interested parties are advised to make their own enquiries with Newcastle City Council, as the Local Rating Authority, in order to verify the Rateable Value and the level of Business Rates payable. Subject to meeting the relevant qualifying criteria and prevailing Government legislation, occupiers of units with a Rateable Value below £12,000 may be eligible for Small Business Rates Relief. Applicants should seek independent confirmation of their entitlement and any relief available.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

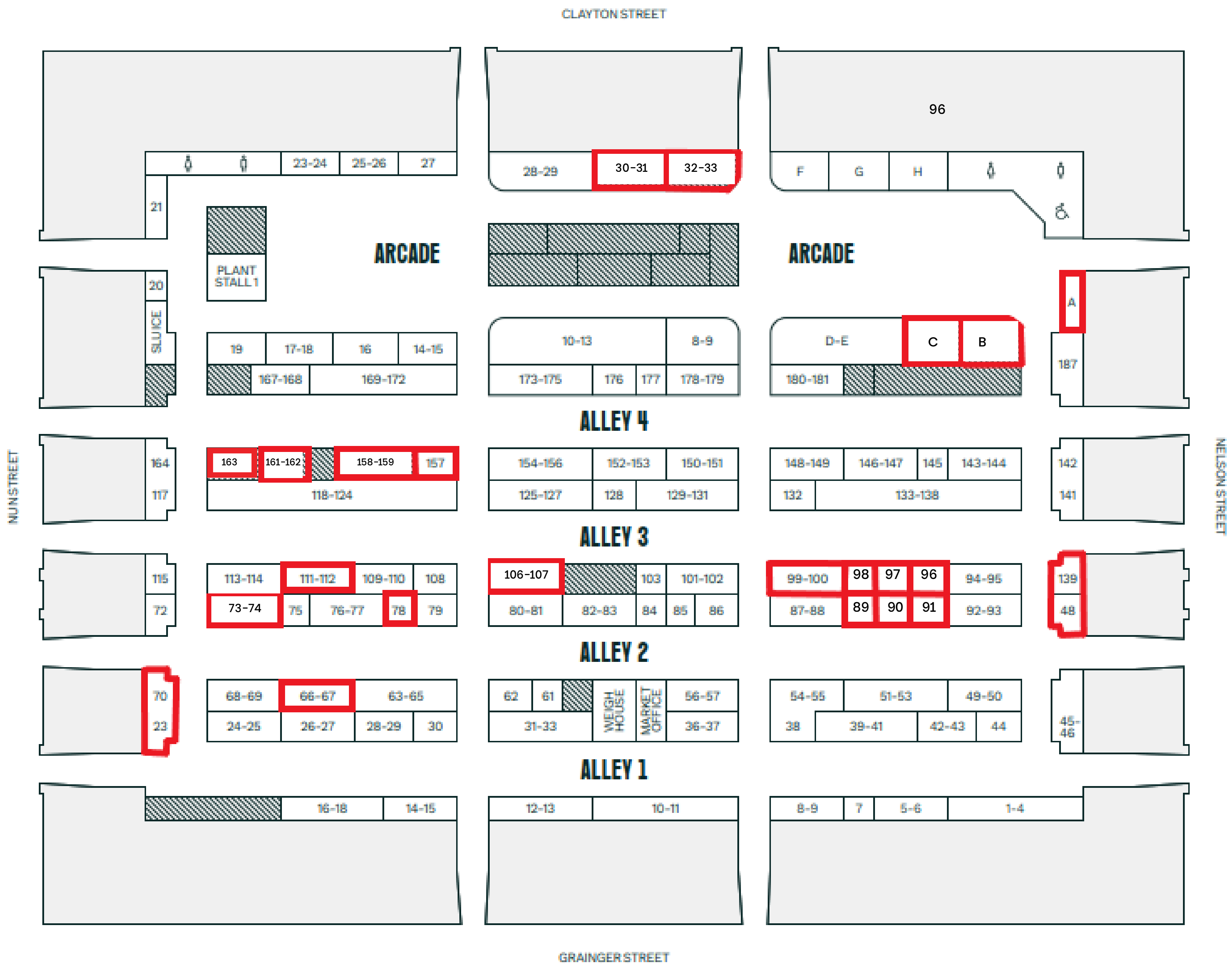
VAT

VAT is not applicable.

Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.

GRAINGER MARKET



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Viewings

For further information or to arrange a viewing please contact the sole selling agents:

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