

Retail Units To Let

Grainger Market, Newcastle upon Tyne



Retail Opportunities Available

- Grade 1 Listed market in Newcastle City Centre
- Historic market offering a wide range of food produce and goods
- Excellent public transport links

LOCATION

Grainger Market is a Grade 1 Listed covered Victorian market located in the heart of Newcastle City Centre, close to Monument Metro Station and opposite Eldon Square Shopping Centre.

The market is easily accessible with excellent public transport links, frequent bus services to and from the surrounding area with Monument Metro Station providing local and regional accessibility.

OPENING HOURS

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

TENANT MIX POLICY

We aim to provide customers with a range of produce and goods. Tenants will be allocated units within the market based on our tenant mix policy.

Potential opportunities could include:

- Local produce and groceries
- Arts and crafts
- Shoes
- Vintage and antique goods
- Cookware, homeware and hardware
- Quality confectioners
- Hair and beauty
- Florists
- Post office or newsagents
- Computer accessories and repairs

Alternative uses will be considered.

The market specifically excludes any uses as an amusement arcade, auction room or gaming / betting establishments and any new tenant outlets selling tobacco products, e-cigarettes or any associate paraphernalia.

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When considering applications we will look at the following:

- Uses not already represented in the market
- The quality of the goods
- Whether the goods are specialist or bespoke
- The availability of the proposed goods in the market and surrounding area

Interested applicants should provide a robust business plan. If you are starting a new business venture, this should include a detailed forecast of your future income and expenditure for the first two years of trading.

LETTING TERMS

Units are available to let on a 3 year fixed term tenancy including a rolling break option. Please note that security of tenure will be excluded under Section 38A of the Landlord & Tenancy Act 1954.

LEGAL COSTS

Traders are responsible for their own legal costs.

VIEWING

Please contact Knight Frank to arrange a viewing, or for further information regarding available units.

AVAILABLE UNITS

UNIT	AREA (M ²)	AREA (FT ²)	RENT PER ANNUM EXCLUSIVE	RATEABLE VALUE FROM 1 APRIL 2023 TO PRESENT	CONDITION
Unit 19-22	36.78	395	From £17,800	£8,200	
Unit 45-46	22.99	247	From £11,100	£5,900	Unit requires refurbishment to be carried out by the landlord in advance of unit being let.
Unit 84	9.50	102	From £4,600	£2,200	
Unit 158-160	34.18	368	From £16,600	£8,100	
Unit 161-163	37.13	399	From £18,000	£8,300	

UNIT FIT OUT

All units will be let in their current condition unless stated otherwise. It is the traders responsibility to keep the unit in good repair. Works undertaken by the tenant must comply with the Grainger Market Fitting out Guidelines which are available upon application.

BUSINESS RATES

Interested parties to satisfy themselves as to the Business Rates payable and eligibility of rate relief prior to entering into a contract. Where the rateable value is below £12,000, small business rates relief will apply and no rates will be payable for eligible parties under current government legislation.

PLANNING CONSENT

Traders are responsible for applying for any relevant change of planning use and Listed Building Consent subject to prior landlord approval.

ENCROACHMENT

Traders have the option to use additional space in front of their units for seating and displaying goods. This is documented with an encroachment licence and charged separately to rent.

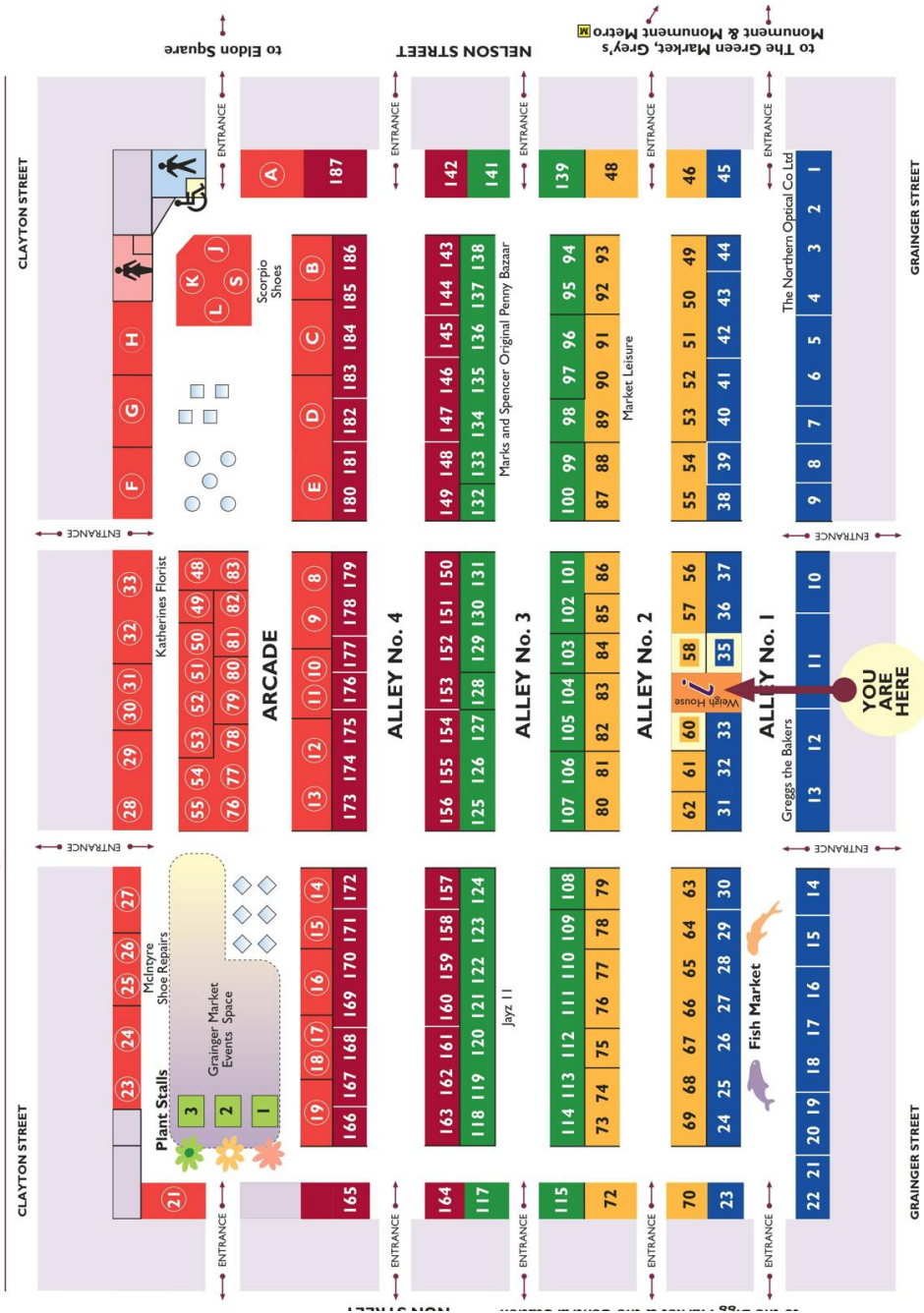
WATER RATES & ELECTRICITY

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

INSURANCE

Traders 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 agreement completes.

Grainger Market • Traders Plan



Location plan of Grainger Market and Grainger Arcade.

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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