



WARRINGTON  
MARKET EST.1255

# NEW WARRINGTON MARKET TRADERS INFORMATION





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## Time Square – Warrington town centre’s new beating heart

An eagerly awaited regeneration of Warrington’s retail and leisure scene, Time Square is creating history as a new family-friendly shopping, restaurant and leisure hub. Warrington is located in an enviable location, with excellent connections to the M6, M56 and M62 motorways, in the affluent region of Cheshire. The borough has a catchment of over 1.8 million shoppers, with 72% of these able to reach the market within 15 minutes.

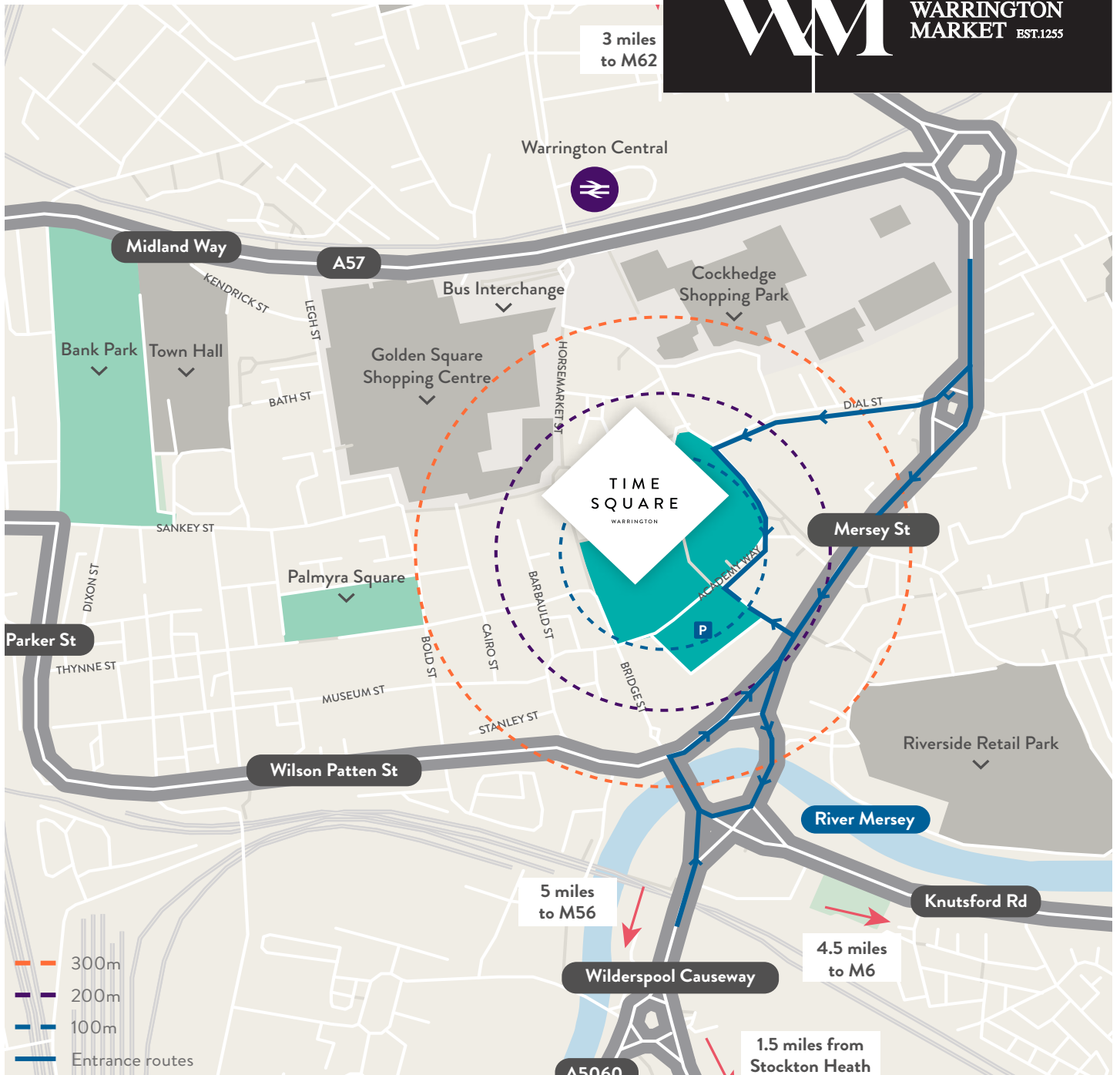
The £142 million scheme will feature a new public square, a 13 screen, 2,500 seat Cineworld multiplex cinema, as well as

a range of bars, restaurants and leisure and retail units. The market is situated next to Warrington Borough Council’s new office building, with over 1,100 employees on site throughout the week, alongside the already-established 1,160 space multi-storey car park, located next to the development site. Warrington Bus Interchange, Warrington Central and Warrington Bank Quay train stations are only a short walk away.

This, together with the new 31,000sq ft contemporary market and food hall, will create a vibrant new leisure, dining and shopping destination in the heart of Warrington town centre.



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## Why Warrington Market?

Established in 1255, Warrington Market has transformed from a medieval fair to a modern day, multi-award winning market, situated in the heart of a bustling town centre.

The new market hall will feature more than 50 traders, replacing the current temporary market, with a combination of traditional features and contemporary charm. Welcoming an estimated 25,000 visitors per week, it's easily accessible by bus, train, car, bike, or on foot.

The new two-storey building will be bordered by Bridge Street to the West and the new Time Square public realm to the East. One of its major features is a large food court which can be separated from the main market hall, to serve customers through into the evening and host special events.

The main retail space will consist of 40 individual units, all fully serviced to house any type of trader, from butchers and fishmongers to fruit and veg, jewellery, florists, hair, beauty and lifestyle services, as well as other gifts and goods.

The mezzanine level will feature an additional 15 retail units and a large shared space, providing the ideal canvas for events, specialist markets, entertainment and more. Traders will also have shared access to an extensive basement area with additional storage options, as well as refuse and recycling facilities.



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## Trading at Warrington Market

The market is located in the heart of Warrington, providing visitors with a unique atmosphere and an excellent shopping and leisure experience.

Trader's right to occupy will be by way of a lease, with the lease length dependant on individual requirements. A standard lease will be for a minimum of three years, but longer term agreements are available depending on circumstances. A 12 month break clause is available on all agreements.

Individual units vary in size from 9.5sq metres to 50sq metres, with weekly rents starting from as little as £100 a week,

inclusive of service charge, plus VAT. Business rate charges will apply if traders do not qualify for small business rate relief, payable to Warrington Borough Council.

Electricity, water and gas will be separately metered and billed, either monthly or quarterly, dependant on consumption.

### Trading hours

The general market will open six days a week initially, with the food court opening seven days a week to serve the evening economy and customers of the neighbouring multiplex cinema.



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## Why Warrington?



Warrington is in the top 2% of retail locations in the UK



Time Square will increase Warrington's catering market by 14% to £68.5m



1.2m people live in the catchment with £2.4bn available to spend



Warrington has a comparison goods market potential of £226m - 19% above the benchmark average



Average annual household catering spend is £1,497



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## Why Warrington?



8,000 new homes planned by 2040 with 2,300 due by 2020



Warrington will become a top 10 dining destination in the North West due to Time Square development

**556**

Hectares of land earmarked for development

**£276 million**

Property investment in Warrington in 2017



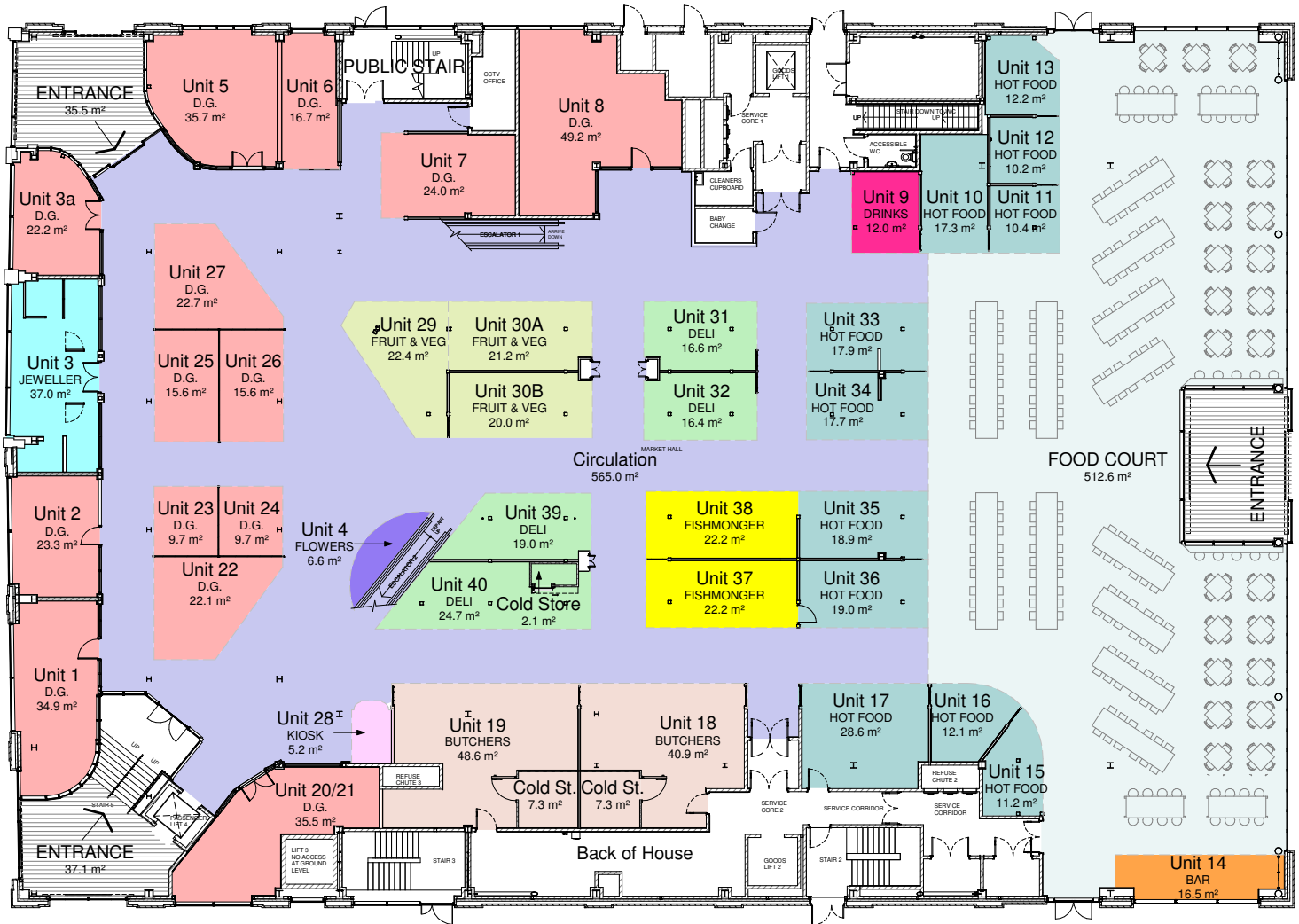
60,000 new jobs to be created and safeguarded

# FLOOR PLANS

## GROUND FLOOR



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### Occupancy Type

- |                  |            |             |
|------------------|------------|-------------|
| BAR              | DRINKS     | FRUIT & VEG |
| BUTCHERS         | ENTRANCE   | HOT FOOD    |
| CIRCULATION      | FISHMONGER | JEWELLER    |
| D.G. (DRY GOODS) | FLOWERS    | KIOSK       |
| DELI             | FOOD COURT |             |



# FLOOR PLANS

## MEZZANINE FLOOR



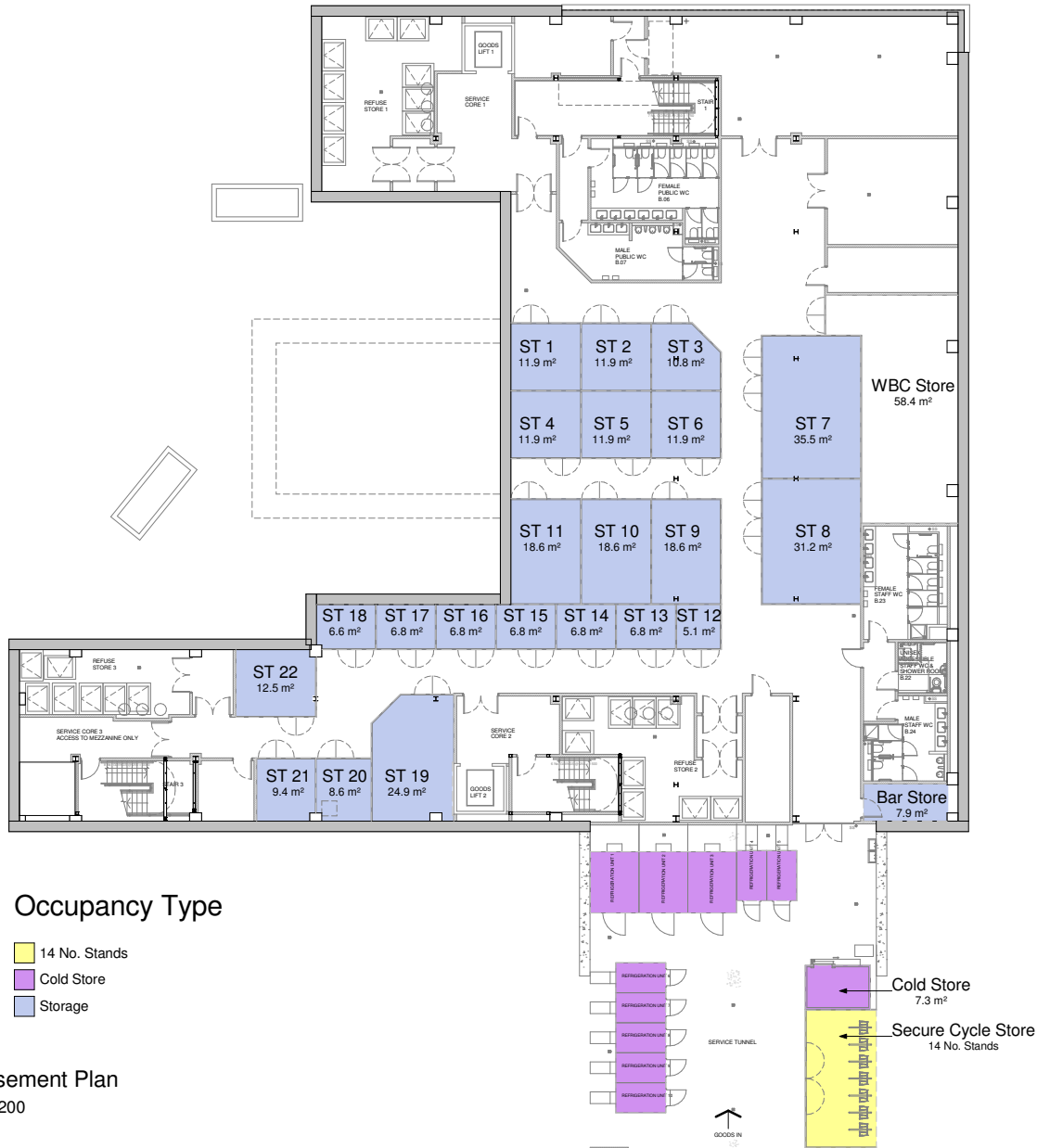
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### Occupancy Type

- D.G. (DRY GOODS)
- FIRST AID WELFARE
- HAIRDRESSERS
- MARKET OFFICE
- MEZZANINE CIRCULATION
- RADIO WARRINGTON
- TATTOO

# Basement floor plan





## Trading rates

Unit type	Minimum cost/week	Maximum cost/week
<b>Ground floor</b>		
Dry goods/business	£72.28	£237.66
Fruit/veg	£173.88	£189.53
Fishmongers/butchers	£215.98	£418.35
	Plus £18.89 for cold store	
<b>Food court</b>		
Hot food/drinks unit/bar	Rates for a hot food, drinks or bar unit will be a percentage of turnover (EPOS till provided)	
<b>Mezzanine</b>		
Dry goods/business	£87.98	£162.37
<b>Storage</b>		
	£6.86	£47.77

For full rates and costs information, visit [warrington.gov.uk/market](http://warrington.gov.uk/market)



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## Food for thought

The new, state-of-the-art food court will consist of 12 units, which can be accessed separately from the rest of the market, making the area available for customers in the evening, and for special events, when the main market hall is closed.

All units will be supplied with gas, water and electricity, plus suitable extraction for cooking. The food court will be served by a 300 cover seating area, with contemporary decor and ambient lighting, for customers to sample the exciting tastes the market has to offer. There is also the facility for a permanent bar.

The East side of the market opens onto an extensive outdoor seating area, creating the perfect alfresco dining experience for customers to enjoy during the summer months.



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## Focus on food

### Café at the End of the Universe

"We offer American style food, with a pop culture twist, and we chose Warrington because we built a great relationship with the management team here. We jumped at the chance to be able to establish our business in a permanent place - the fact it is our home town is a bonus!

"When the new market opens, the evening trade is going to be huge as it will open us up to a whole new audience. We can't wait to open our business to new people and have the chance to grow and develop even more from the incredible journey we've been on so far."

Andy Kinsella, Café at the End of the Universe

### The Real Ale Shack

"The new market will be fantastic for my business. I'm really looking forward to being able to trade for longer hours and be more of a traditional pub. I chose Warrington for nostalgia really as I have great memories of visiting the market with my mum when I was younger. It's amazing to be part of that same market now, although it has changed slightly!

"I love this job, it's so sociable and I enjoy getting to know our customers, so the prospect of meeting new people in our permanent home is really exciting."

Alison Ramsden, The Real Ale Shack



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## Fresh produce

### Andrew's Fish, Game & Poultry

"We chose Warrington because it's a real up and coming place and is getting busier all the time. The market is ideally located in the well-connected town centre and provides us with good links for both retail and wholesale."

"We're really excited about the move to our permanent home. The plans look fantastic and the location will be excellent for trade, with the added benefit of having around 2,000 council employees in the offices nearby. The whole development will change the town centre for the better, offering something for families and people of all ages to enjoy. We're also looking forward to seeing the regeneration of Bridge Street and how it will help to create new opportunities for our business and bring in new customers to serve."

Andrew Leicester, Andrew's Fish, Game & Poultry

### Warrington Fruit & Veg

"We're a fairly new business and decided to set up in Warrington when an opportunity became available and we haven't looked back since. We love working here as we have strong family connections to the market and Warrington is a great place to live, work and do business. It's still early days for our new venture but it's going from strength to strength. I was awarded the title of Young Market Trader of the Year for 2018 after only being up and running for a little over a 12 months, which is a great start."

"We're excited to see the development of Time Square take shape and it can only mean good things for the market. I was born and raised in Warrington and can't wait to see this area come back to life with the new cinema, restaurants and market. The potential over the next few years is incredible, with moving to our new permanent home, gaining new customers and maybe even winning more awards!"

Rob Leicester, Warrington Fruit & Veg



## Gifts and goods

### So Many Lovely Things

"We're a traditional gift stall, specialising in unique products that you generally associate with garden centres and artisan markets. We chose Warrington because we didn't want to become your typical retail shop as we feel we offer something a little different to the high street. We've been here for a number of years now and the vision for the new market seems just too exciting not to be part of."

"I see our market shaping the way for the future of market retail and being an example for other areas to follow. Warrington has already made a great start in recruiting new, innovative traders and the new development will provide even more opportunities. I can't wait to offer a whole new group of people the chance to come in and get involved with their local market."

Gary Jacques, So Many Lovely Things

### Renovation Station

"I have a family history with Warrington Market - my father-in-law has a successful market business here, which I now run, so it was the perfect location to launch Renovation Station. We noticed a gap in the market for a full shoe cleaning, restoration and customisation service, following the services my family already offered in shoe repairs."

"I'm really excited to be part of an exciting re-development for Warrington. It's an enormous investment in the town and it's so great that the market is a huge part of it - we're just excited about the future, the only way is up!"

Ste White, Renovation Station/Moran's



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## #MoreThanAMarket

We have a reputation for delivering a wide range of award winning pop up markets and specialist events, from artisan markets to vintage and record fairs, foodie events and everything in between. The new market provides dedicated indoor and outdoor event spaces, which will allow us to further develop and enhance our activity programme.







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## Get in touch

**Visit:** [warrington.gov.uk/market](http://warrington.gov.uk/market)

**Email:** [markets@warrington.gov.uk](mailto:markets@warrington.gov.uk)

**Call:** 01925 632 571

Warrington Market

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