

Wakefield Market Food Hall

Dear Trader,

Thank you for your interest in Wakefield Food Hall. We are delighted to have you as one of our potential traders. We hope you will find our offer attractive and we will soon start working together to deliver high quality goods and an amazing shopping experience to the citizens of Wakefield.

Wakefield City Centre Development projects

Key development areas are planned for Wakefield city with a vision to achieve a renaissance of the city to the benefit of residents, employers, investors and visitors. Driven by major investment at the Waterfront, Westgate and Trinity Walk, the city of Wakefield will be a major driver of economic and cultural life in the district providing jobs, homes and opportunities for further development.

Wakefield Market is at the heart of Trinity Walk development; a multi-million pound scheme which will create a new retail quarter in the heart of Wakefield city centre.

Debenhams department store will be the focus of the new 550,000 sq ft shopping centre. The scheme also includes new central library and a large car park. The developers are set to return in February 2010 and expect to be completed by Easter 2011.

Waterfront Wakefield will transform the southern gateway to the city by creating a heritage rich landscape with dedicated space for business, leisure, housing and tourism. As part of the Waterfront Development a dedicated creative arts space – the Hepworth Wakefield gallery - will be established within a landmark building of architectural distinction. Westgate Key Development Area will create a new quarter of the city centre, which will include offices, leisure, specialist retail, hotel and restaurants. Central to this development is the construction of a new national railway station.

Wakefield Market

Food Hall

Vision for Wakefield district markets

Our Markets will play a central role in the delivery of the district's strategic priorities around skills, work and enterprise, safer, stronger and healthier communities. This will be achieved through:

- Providing more people with easy access to local, fresh, affordable and sustainable food.
- Providing more people with access to other goods and commodities at an affordable price.
- Providing flexible and interesting employment and business opportunities.
- Contribution to the sustainability of local economies.

Improvements to Wakefield Market

As you are probably aware, we have recently undertaken a series of improvements to Wakefield Market. These have been provided to improve the customer's experience and include new internal and external signage; improvements to the outdoor market including new layout for improved access to Food Hall, new paving and new canopies. In addition we have improved the lighting on Union Street and we are currently reviewing a potential new layout in the main hall.

To make the most of the new improvements we have designed a whole new programme of events and specialist markets. These include the Food, Drink and Rhubarb Festival with an accompanying produce market, farmers markets, crafts market, charity market and car boot sales. With a new communication and marketing plan we hope and expect these events to be extremely well supported by both yourselves and a wider base of customers.

Wakefield Market Food Hall

Wakefield Market Food Hall – general outline of terms and conditions

- The food hall is planned to reopen in April pending building work being completed on time.
- The Food Hall will operate six days a week, Monday to Saturday, 9.00 am – 5.00 pm.
- Traders entering a three year contract will pay lower rates for the first year, a middle rate for the second year and the full rate for the third year.
- A two year contract will commence on the middle rate with the full rate payable in the second year.
- A one year contract will be based on the full rate through out the duration of the contract.
- In addition there will be a one month rent free period at the end of each year for all contracts. This concession is non-redeemable should the trader leave prior to the end of the year.
- In addition to the rent, a service charge and business rate will be payable.
- Traders are eligible for Small Business Rate Relief (SBRR) and a 50% discount on the business rates.
- Water and electrics will be sub-metered.
- The council is providing PR and marketing services for the market as part of the service charge.
- There will be a one of legal fee for drawing up a licence agreement (estimated cost £200).

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Stall fixtures and fittings:

- 2 sinks – hot and cold water
- 3 m worktop
- Grease trap
- Base units with stainless steel splashback
- Power supply and phone line
- Walls ready made for shelving
- Canvas canopy
- Extraction

Food Hall facilities:

- Wet room with slop sink for waste water disposal
- Fully ventilated
- Service yard for unloading (please note no parking will be permitted in the service yard area)
- Demonstration area (please see further details attached)

Rent (monthly payments):

Stall	Dimensions	Lower	Mid	Full
1	3mx4.5m	£540	£585	£675
2	3mx3m	£360	£378	£450
3	3mx3m	£360	£378	£450
4	3mx6m	£540	£585	£675
5	3mx3m	£360	£378	£450
6	3mx3m	£360	£378	£450
7	3mx3m	£360	£378	£450
8	3mx3m	£360	£378	£450
9	3mx3m	£360	£378	£450
10	3mx6m	£720	£783	£900
11	4.5mx4.5m	£800	£850	£950
12	4.15mx3.5m	£450	£495	£585

Service charge (monthly payments):

Stall	Lower	Mid	Full
1	£108	£117	£135
2	£72	£76	£90
3	£72	£76	£90
4	£108	£117	£135
5	£72	£76	£90
6	£72	£76	£90
7	£72	£76	£90
8	£72	£76	£90
9	£72	£76	£90
10	£144	£157	£180
11	£160	£170	£190
12	£90	£99	£117

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