

NEWCASTLE

Cushman & Wakefield

Global Cities Retail Guide

A city once at the heart of the Industrial Revolution, Newcastle has now repositioned itself as a thriving and vibrant capital of the North East. The city offers a blend of culture and heritage, superb shopping, sporting activity and nightlife with the countryside and the coastline at its doorstep.

The city is located on the north bank of the River Tyne with an impressive seven bridges along the riverscape. The Gateshead Millennium Bridge is the newest bridge to the city, completed in 2001 - the world's first and only tilting bridge.

Newcastle benefits from excellent fast rail links to London with journey times in under three hours. Newcastle Airport is a top ten UK airport and the fastest growing regional airport in the UK, with over 5 million passengers travelling through the airport annually. This is expected to reach 8.5 million by 2030.



NEWCASTLE OVERVIEW

NEWCASTLE

KEY RETAIL STREETS & AREAS

NORTHUMBERLAND ST

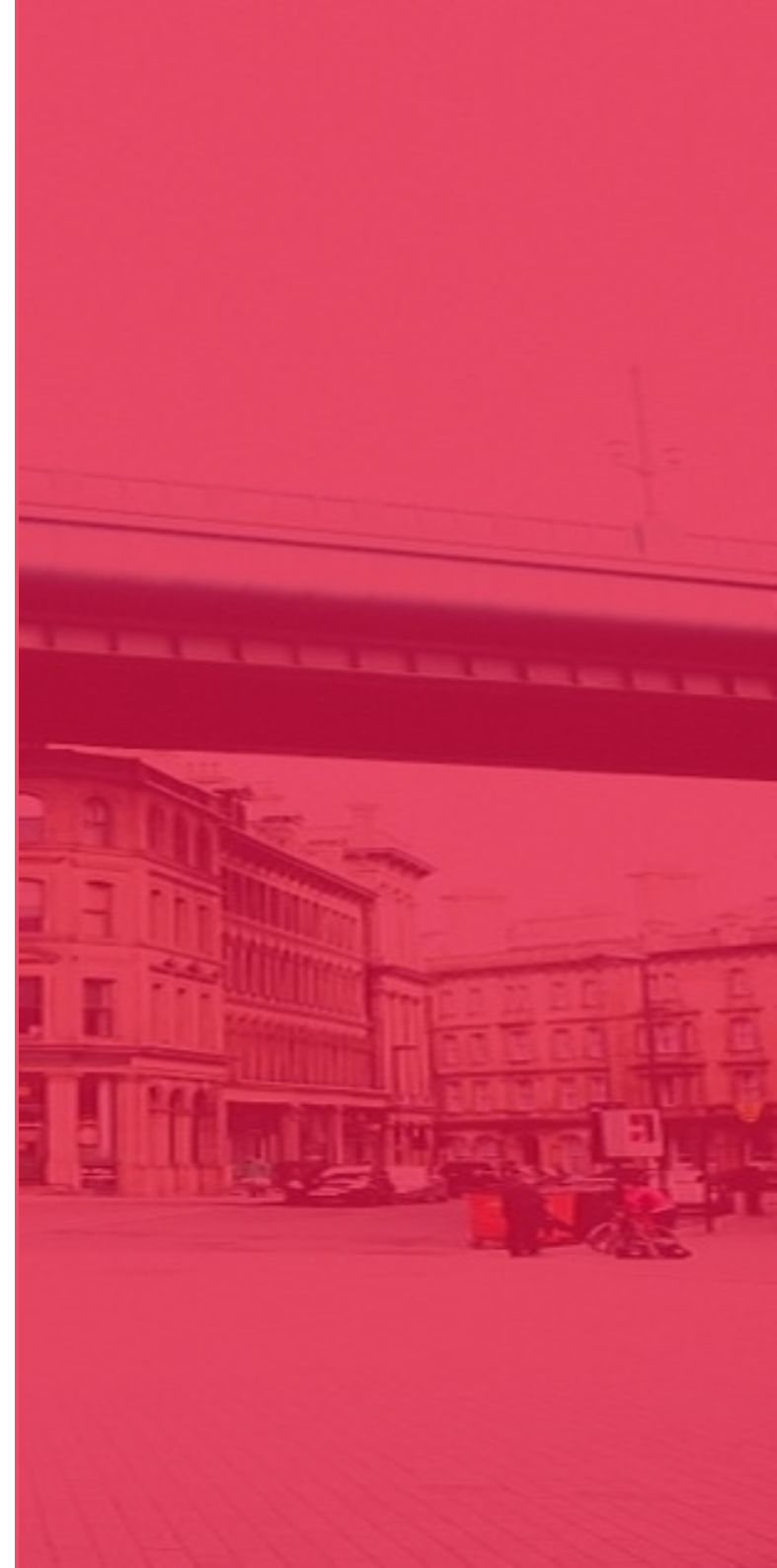
Newcastle's traditional prime retail street. Running between Haymarket Metro Station to the north and Blackett St to the south. It is fully pedestrianised and a key footfall route. Home to big brands including H&M, Primark, Marks & Spencer, Fenwick among other national multiple retail brands.

BLACKETT ST

Monument Mall has been converted to retail units facing Blackett Street and now offer retailers such as Hugo Boss, Michael Kors, Reiss and Jack Wills.

GRAINGER ST & CENTRAL EXCHANGE

Grainger Street is located between Newcastle Station and Newcastle's main retail core. It not only plays host to the historic Central Exchange Building and Central Arcade within, but also Newcastle's famous Grainger Market. Grainger Street is one of Newcastle's most picturesque streets with varying-sized units occupied by a mix of national and independent brands.



NEWCASTLE

MARKET OVERVIEW

KEY AREAS/ STREETS	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	TYPICAL RENT FOR UNIT OF 2,000 SQFT	RANGE OF UNIT SIZES SQFT
Northumberland St	Mass marketshopper.	H&M, Primark, Marks & Spencer, Fenwick and Curry's PC World, Yorkshire Bank and Barclays.	£215,000 p.a.	750 – 200,000
Blackett Street	Premium retailing	Hugo Boss, Reiss, Jack Wills and Michael Kors	£195,000 p.a.	
Grainger St	Shoppers looking for independent retail Offer.	French Connection, Cath Kidston, Start Fitness and Yo Sushi.	£100,000 p.a.	500 – 5,000



NEWCASTLE

SHOPPING CENTRES

ELDON SQUARE

Intu Eldon Square is Newcastle's principal in-town shopping centre and is one of the largest shopping centres in the UK with over 1.35m sqft of retail and leisure space. The shopping centre dominates retail provision in Newcastle city centre and is anchored by John Lewis, Debenhams, Fenwick and Marks & Spencer. The centre recently underwent refurbishment work to create the vibrant new restaurant area Grey's Quarter, which provides 20 new restaurants set over two floors.

METRO CENTRE

Intu Metrocentre is a 2 million sqft retail and leisure destination located some 3 miles from Newcastle. While the centre opened in 1986, it has been refurbished and improved since its original opening. In 2014 its Qube leisure area was added, housing a range of food and beverage outlets and an Odeon IMAX cinema. It was further extended in 2016 to add a dozen more restaurants. The centre combines many international fashion brands, high street names, department stores and dining. It has an annual footfall of 21 million.

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MARKET OVERVIEW

KEY SHOPPING CENTERS	CONSUMER PROFILE	MAJOR RETAILERS PRESENT	TYPICAL RENT FOR UNIT OF 2,000 SQFT	RANGE OF UNIT SIZES SQFT
Intu Eldon Square	Mass market shoppers	Debenhams, John Lewis, Next, Boots, Thomas Sabo, Kiko, Smiggle, Sketcher's and Tiger.	£250,000	500 – 200,000
Intu Metrocentre	Mass-premium shoppers	House of Fraser, Marks & Spencer, Primark, Debenhams, Next, Zara, Apple	£250,000	500-200,000

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FOOD & BEVERAGE

Newcastle has a wide array of dining and drinking options. Established leisure pitches including Grey Street, Bigg Market, The Gate and Quayside have made leisure an integral component of the overall offer for consumers.

Grey Street and Bigg Market form a well-known nightlife hub in the city centre with numerous chain and independent food and beverage operators. Similarly, The Gate, located to the west of the retail core, is a dedicated leisure development playing host to a number of restaurant and bar chains.

The Quayside, on the north bank on the River Tyne was redeveloped in the 1990s and is a popular early-evening spot, home to Pitcher & Piano, Las Iguanas and Gusto Restaurant which sit alongside the Malmaison Hotel.

Intu Eldon Square has undergone refurbishment and reconfiguration on its restaurant offering with a new dining area (Grey's Quarter) which features primarily chain restaurant operators together with a rooftop terrace looking out over the city centre.

Intu Metrocentre also has a significant F&B offering in Metrocentre Qube, a recently redeveloped area in the Yellow Mall, which contains bars and restaurants. Zizzi, Frankie and Benny's, Nando's, PizzaExpress, Wagamama, Barburrito, TGI Fridays, Thaikhun, Chiquito, Five Guys, Coast to Coast, Wetherspoons and fast food concepts including McDonald's, Pizza Hut, KFC and Burger King.



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KEY AREAS	CONSUMER PROFILE	FOOD & BEVERAGE OPERATOR INCLUDING	RENT FOR 3500 SQFT UNIT
The Gate	Office workers / local residents and tourists.	TGI Friday's, Nando's, Pizza Hut, Za Za Bazar.	£103,000 p.a.
Grey Street/ Bigg Market	Office workers / local residents and tourists	Las Iguanas, Five Guys, Zizzi, Barluga, Carluccios, Byron, Browns.	£130,000 p.a.
Grey's Quarter	Shoppers	Chiquito, Reds True Barbecue, Frankie & Benny's, Bella Italia, George's Great British Kitchen, Chaoprhaya.	£187,500 p.a.
Newcastle Quayside	Office workers / local residents and tourists.	Pitcher & Piano, Gusto, Piccolino, Las Iguanas.	£85,000 p.a.
Metrocentre	Shoppers	Zizzi, Frankie and Benny's, Nando's, PizzaExpress, Wagamama, Barburrito, Byron, TGI Fridays, Thaikhun, Chiquito, Five Guys, Coast to Coast and others such as McDonald's, Pizza Hut, KFC, Burger King	-



NEWCASTLE

RETAIL WAREHOUSING/BIG BOX RETAIL

TEAM VALLEY

Approximately 380,000sqft with retailers including Next, TK Maxx, Marks & Spencer, Decathlon, Hobbycraft and Boots. A new small terrace of units is being developed in the car park.

KINGSTON COURT RETAIL PARK

Approximately 92,000sqft anchored by Marks & Spencer, Next and Boots. It is situated adjacent to Kingston Retail Park which offers a further 52,000sqft of retail warehousing.

SILVERLINK SHOPPING PARK

Approximately 217,000sqft with retailers including Marks & Spencer, Sports Direct, H&M and Currys PC World. The scheme is adjacent to Silverlink Leisure Park (56,000sqft).

NEWCASTLE SHOPPING PARK

Approximately 210,000sqft anchored by Asda, Marks & Spencer and TK Maxx.

CENTRE	CONSUMER PROFILE	RETAILERS PRESENT	F&B AND LEISURE TENANTS	TYPICAL RENT FOR UNIT OF 10,000 SQFT	RANGE OF UNIT SIZES, SQFT
Team Valley	Mass Market	Dreams, Smyths, Wren	McDonalds	£35 psf p.a.	2,000-45,000
Kingston Court Retail Park	Mass Market	Marks & Spencer, Next, Boots	N/A	£25 psf p.a.	1,000-30,000
Silverlink Shopping Park	Mass Market	Halfords, SCS, Riverisland	Bella Italia, Nando's, Frankie & Benny's, Pizza Hut	£35 psf p.a.	5,000-40,000
Newcastle Shopping Park	Mass Market	B&M, JD Sports	N/A	£20 psf p.a.	10,000-80,000



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WHAT'S NEXT

REDEFINING THE LANGUAGE OF
RETAIL & LEISURE



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