

An aerial photograph of the Par Market & Food Hall complex. The main building has a large, light-colored corrugated metal roof. To the right, there is a white tent structure under construction with visible scaffolding. The parking lot is filled with cars. The background shows a residential area and green fields under a clear sky.

PAR MARKET
&
FOOD HALL

INFORMATION PACK

Par Market Unit vs. Shop Unit

Running Cost of Shop Unit vs. Par Market Unit

	Shop Unit	Par Market Unit
Commitment and Risk	Usually 6 months to several years	One week's notice required to vacate
Obligation	Full repairing and insuring - can be costly at the lease expiry	None
Rent	Monthly or quarterly payments for the duration of the lease	Pay weekly
Uniform Business Rates	Additional cost	Included in rental
Utilities		
Electric / Gas (heating)	Pay for what you use.	*Included in rental
Water Rates	Pay for what you use.	Included in rental
Insurance (Buildings etc.)		
Of Premises	Additional cost	Included in rental
Of Stock	Additional cost	Additional Cost
Other		
Advertising and Promotion	Additional cost. You have to pay for all your own advertising and arrange all bookings/artwork. Very time consuming.	Included in rental. We allocate a huge budget to advertise the market.
WiFi	Additional cost to provide your unit with internet connection.	Free WiFi available for you and your customers.
Service Charge	Additional cost	Included in rental
Waste Disposal	Additional cost. You must arrange this.	Included in rental. We deal with all waste disposal.
Cleaning Premises inc. windows/toilets	Your responsibility to keep your shop clean inside and out.	Included in rental. We clean the building and car parks.
Fire Protection Equipment	Additional cost to purchase the equipment. You also need to know how to use the equipment in case of emergency.	Included in rental. We supply all equipment and staff that are proficiently trained to handle such situations.
Alarm Installation/Service & Maintenance	Additional cost to purchase the equipment. Your responsibility to protect your premises, maintain and monitor the system and deal with any call outs (sometimes in the middle of the night)	Included in rental
Maintenance and Repairs / Painting / Decorating	Additional cost.	Included in rental. We maintain the building.
Security	Additional staff costs.	Included in rental. Roaming professional security on all market days.
CCTV System	Extra cost to protect your stock and to purchase, maintain and repair the equipment.	Included in rental
PPL/PRS License (if playing music)	Additional cost. Most shops play music.	Included in rental
Your/Staff Car Parking Fees	Additional cost.	Included in rental. We supply free parking.
Pest Control	Extra expense.	Included in rental
Break In / Smashed Windows	Potentially heavy cost implications in the event of vandalism.	Included in rental. We would cover the costs in the event of our building being vandalised.
		*Utilities are included for most stalls up to a reasonable amount. Utilities may be charged extra for certain stalls that use a lot of gas and electric, e.g. a cafe.

History

On 21st November 1991 a brand new indoor market and external outdoor market opened as "Cornish Market World". Today it is known as Par Market & Food Hall. We recently celebrated our 30th year of trading.

With a strong advertising campaign, something that has and always will be part of our philosophy for running a successful market, the customers flocked to Par in search of bargains. They weren't disappointed and to this day we still get our original customers from 30 years ago returning! And in many cases, traders at Par Market are now celebrating their 30 years of being there with us too! This alone is a testament to the success of Par Market.

Par Market forms part of a retail complex accommodating The Range, Fairway Furniture, Kidzworld Leisure Play Centre and Sam's Diner. Over the years, Par Market has always been the biggest draw on the site.

From Easter right through the summer until the end of October, tourists visiting Cornwall flock to Par Market. They come in search of bargains and an authentic market. They aren't disappointed.

As well as the large number of tourist visitors, Par Market attracts a huge amount of local people who enjoy fresh, local produce and know a bargain when they see one. Many of them have been coming to Par Market for years, such is the community we have.



Traditional and Modern Retail

Par Market comprises a large variety of stallholders with thousands of different products. There really is something for every customer, all under one roof. It is also indoors making it a great all-weather attraction!

Whilst this market has always been very successful, it's important to move with the times. As such the "Food Hall" concept was introduced in April 2018 and since then it has been a firm favourite with existing and new customers alike. This £2 Million development has brought the site into the 21st century and has broadened our demographic and reach.

Not only is there a wide range of delicious food available to eat on site, but customers can also purchase fresh, high quality, local groceries to take home.

The Food Hall hosts units such as Richard's Fruit & Veg, Fishmongers, Delicatessen, Andy's Butcher, Martin's Bakery, Discount Foods Supermarket and the Refill Store.

There are also 5 cafes to choose from across the site which are Cafe Natalie's, Cafe Latte, Corner Cafe, Mad Hatters Tea Party and Gem's Cafe. Additionally, there are several takeaway eateries such as Jack's Fish & Chips, The Grill, Raj's Kitchen, Kernow Churros, Nice & Tasty and more.



Par Market

Retail Made Personal

It may sound a little clichéd, but Par Market really is like one big family. The traders on the market, many of which have been there over 2 decades, have become a close-knit community. The social side of trading at Par Market is second to none, and that has always been something that has attracted many traders.

Market Facilities

- ◆ Free parking for over 2,000 cars
- ◆ ATM machine
- ◆ Free phone charging station
- ◆ Modern, clean toilet facilities
- ◆ Public picnic area and dog walking area.
- ◆ Free WiFi

The Opportunity

Every trader at Par Market pays on a per linear foot basis. This amount includes utilities up to a reasonable amount. There are no other costs, so you know exactly what your weekly charges are. The market opens Wednesday, Saturday and Sunday from 9am-5pm and every trader's stall must be open during these times. Regarding stall sizes, in theory there are no minimum or maximum amounts of footage that we let out.

For more information contact John Snowball or Joshua Hunt:

John - Market Manager - M: 07860 849 980 **E:** john@parmarket.co.uk

Joshua - Sales Manager - M: 07946 546 963 **E:** joshua@parmarket.co.uk



Food Hall

Fresh, Local, Delicious!

When you think of a shopping centre, you expect there to be a food hall. That's why we decided to build one at Par Market and develop it into a more modern shopping experience.

Food Hall Facilities

- ◆ Huge range of food to eat
- ◆ Huge range of food to take home
- ◆ High quality, modern seating areas
- ◆ An outdoor dining area
- ◆ Fresh fruit & veg, meat, bread, other produce and much more
- ◆ Free WiFi

The Opportunity

Units in The Food Hall are charged individually. Water is provided for free. Electric and gas are metered and tenants pay for what they use. The Food Hall opens 5 days per week, Wednesday - Sunday from 9am - 5pm. All Food Hall vendors must be open and operational during these times. Units in the Food Hall are very popular and as such, space is limited.

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Becoming A Trader Is Easy

Thanks to the National Market Traders Federation (NMTF), becoming a trader is easy. The NMTF are the only the only national UK organisation representing market traders, street traders, events retailers and mobile caterers.

Becoming a member is of course completely optional. However, if you need some support and want to be pointed in the right direction, you can become a member for as little as £140 per year to make becoming a trader as simple as possible. NMTF offer all forms of support including expert guidance and startup advice, legal advice, accounting advice as well as general support through their network comprised of thousands of traders. Other benefits of becoming a member include:

- ◆ Public, product and employers liability cover up to £10 million. Note that public liability insurance is required to trade at the market
- ◆ Suppliers discounts
- ◆ Various forms of support in all areas for traders
- ◆ + more

Of course, the team at Par Market will also be able to help you in a number of ways free of charge. We are all one family and our goal is for all traders in our market to thrive.



Events

Our latest addition to the market was the introduction of the Events Village. This 1,200 sq. ft. space was created to host various events to be held throughout the year to add even more life to the market, attract new demographics of customers and expand on the overall offering on site.

It is a versatile space designed to not look out of place when not in use. If there is no event being held, the area has a French quarter theme with Parisian tables & chairs, wooden cabin huts selling a variety of goods, a 3m tall model Eiffel Tower, a French Statue of Liberty, a modern fountain, synthetic grass lawn and more. When an event is held, all of the furniture is easily removable to make room for the event with the wooden cabins remaining in place to serve to event patrons. This is a new concept at Par Market but we have already seen encouraging signs. Our team have organised successful antiques fairs, vegan fairs, Comic-Con, jobs fair, fitness classes, live music performers, Christmas events, Easter events, wedding fairs, craft fairs and much more.

At Christmas we host The Nutcracker Trail every year. Children must find 12 nutcrackers hidden around the market and Food Hall. Each one has a unique name which must be written in their booklet. If they find each one, they can submit their booklet for a chance to win a big prize, such as an iPad or many other fantastic prizes! This is just one example of a big event we host at Par Market. At Christmas we have also had a range of events such as Disney's Frozen's Anna and Elsa visiting the site and performing, stilt walkers, meeting Santa and his elves, a fire performer, school choirs and much more. We are very happy with how events have gone so far and are excited to expand on these ideas moving forward.

The space is available to rent for interested parties. Please contact our office for further details.



Also On Site

Kidzworld Adventure Play

Kidzworld is an award-winning child's indoor play centre. It has a wide variety of soft play equipment including trampolines, slides, ball ponds, climbing frames, a high-wire and more. It also has an undercover outdoor area featuring an incredible jungle-themed mini golf, dodgems, bungee trampolines and other leisure equipment. It provides a wonderful family day out.

Kidzworld, previously known as Ben's Playworld and Charlie's Adventureland, has been bringing families to the site for over 25 years.



Sam's Diner

Sam's Diner is an American, 50's Diner style restaurant positioned to the front of market.

It's part of a local chain of restaurants recognised throughout Cornwall.

Sam's Diner's menu features authentic American burgers/hotdogs, milkshakes, desserts and all you would expect from an American Diner.

The interior is beautifully decorated with old appropriately themed memorabilia and other interesting items.



Summary

30,000 visitors per week

Par Market

- ◆ Open 3 days Wednesday, Saturday and Sunday from 9am - 5pm
- ◆ Rent is charged per linear foot
- ◆ Utilities are included up to a reasonable amount
- ◆ You may need to join a waiting list depending on availability

Food Hall

- ◆ Open 5 days, Wednesday through to Sunday
- ◆ Rent is charged per unit
- ◆ Water is free. Other utilities are metered and charged to the vendor
- ◆ You may need to join a waiting list depending on availability

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Thank you for your interest in our Market

