

A nighttime architectural rendering of a large, modern building with a glass facade and a wooden frame. The building is illuminated from within, and several large posters for the 'Bury Music Festival 2022' are hanging from the top of the structure. The posters feature the festival's logo and text: 'BURY MUSIC FESTIVAL 2022', 'POP | ROCK | INDIE', 'SEPTEMBER 20', and 'FREE ENTRY'. A crowd of people is walking along the sidewalk in front of the building. The sky is dark, and a full moon is visible on the right side of the image.

OUTSTANDING OPPORTUNITY - OPERATION OF BURY FLEXIHALL, RADCLIFFE MARKET, EVENTS AND FOOD HALLS

INVITATION TO EXPRESS INTEREST

CONTENTS:

Bury Council is seeking a partner to occupy, operate and further develop two of its flagship market sites.

This brochure includes more information about the opportunity, and how to express your interest.

1

Local Context

2

Bury Flexihall

3

Radcliffe Market

4

Project Timing

5

Occupational Terms

6

About You

7

Timescales

8

Express Your Interest



LOCAL CONTEXT

Bury is a large, busy town centre, serving a population of 194,000. At the heart of the town is the iconic 'World Famous Bury Market', known for its expansive offerings and rich heritage that draw customers from across the region.

Other notable features in the town centre include Bury Art Museum, showcasing a dynamic blend of contemporary and classical art, the Fusiliers Museum celebrating the town's historic ties to the Royal Regiment of Fusiliers, the East Lancashire Railway (ELR) which attracts train enthusiasts and families alike.

Radcliffe too has been undergoing a transformative journey. The town is welcoming the inauguration of a new school and significant active travel improvements, ensuring that residents and visitors can navigate the town with ease, promoting a greener, healthier lifestyle.

An essential component of Radcliffe's revitalisation is the new Radcliffe Hub, combining a swimming pool, clip and climb, a library, learning facilities and offices in a new purpose-built development.

The new Flexihall at Bury and a renewed Radcliffe Market offer are exciting projects in a wider regeneration programme to enhance the vibrancy of the town centres and attract new audiences.



BURY FLEXIHALL

The new iconic Flexihall sits within the Bury Market estate which enjoys 150,000 visitors every week. Within easy walking distance of the bus interchange, Mill Gate Shopping Centre and car parking, the new building covers 22,000.sq.M and will be ready to occupy in Autumn 2025.

The building design is advancing well and The Council is looking to engage at an early stage with the successful tender company to look to incorporate any specific operational requirements they may have.

The Flexihall proposal will include:

- Street food kitchens and bars
- Communal seating
- Events and exhibition area
- External area for events, specialist markets etc.

First Floor

- Flexible space to be used for banquets (serviced from the food hall)
- Conferences
- Performing Arts
- Co-working space

It is anticipated the Flexihall will operate 6 or 7 days weekly.

The building will provide Bury with a new and impressive home for events, conferencing, specialist market activities, food hall and community space.





Bury Transport Museum

The Castle

Castle Armoury

Bury Parish Church

Bury United Reformed Church

THE ROCK

Cinema & Bowling

The Rock Multi-storey

ANGOULEME RETAIL PARK

CULTURAL QUARTER

MILL GATE SHOPPING CENTRE

Bury Flexihall

Bus Station & Metrolink

Bury Market

Bury Art Gallery, Museum & Library

Bury College Woodbury Centre

- Key**
- Shopping
 - Eating & Drinking
 - Cultural attraction
 - Tourist Information Centre
 - Bus stop
 - Coach drop-off
 - Changing Places facility
 - Building entrance

RADCLIFFE MARKET

Radcliffe Market and Food Hall sits centrally in Radcliffe adjacent to the River Irwell and the soon to be constructed Radcliffe Hub.

The market was redeveloped in 2015 and now includes a strong food hall and event offer as well as traditional lock up market stalls. The market will have a new basement area which can be used for a wide range of events and activities.

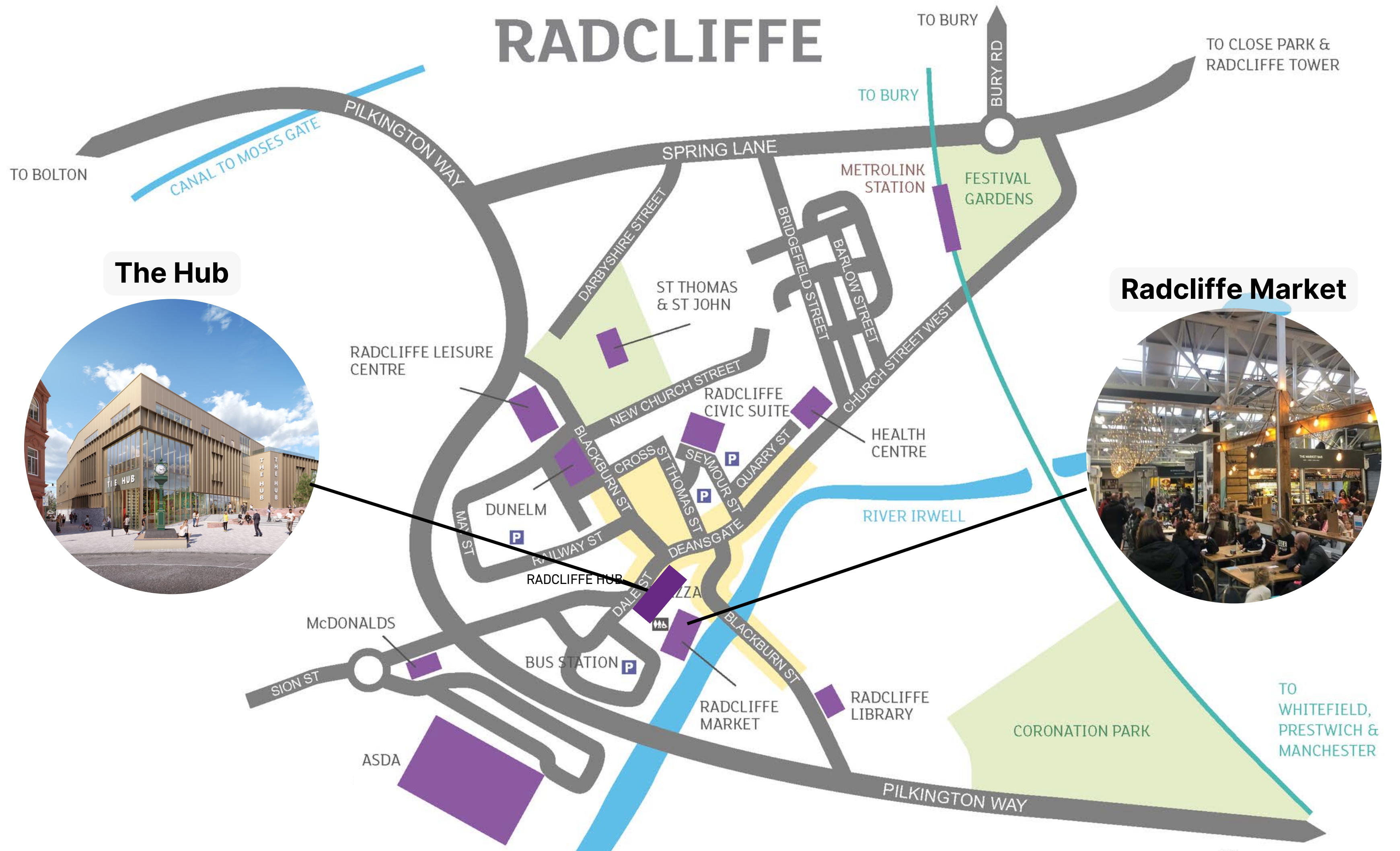
The site is very popular and food hall evenings are often sold out. The market includes 15 market kiosks, 7 kitchens and a licensed bar. It is anticipated that Radcliffe Market will operate 6 days per week.

Adjacent to Radcliffe Market, an impressive Radcliffe Hub is due to be completed Autumn 2025 and will become a new permanent home for leisure in Radcliffe, together with a new library, learning opportunities, wet and dry leisure, community space and enhanced support for health and wellbeing. The project, which will include wider public realm works around the market, is due to launch in Autumn 2025.

During the construction of The HUB, sightlines to the market will be improved and access to the river frontage will enhance the market offer. The new HUB is expected to deliver additional footfall to the centre of Radcliffe for the benefit of the market.



RADCLIFFE



The Hub



Radcliffe Market



PROJECT TIMING

Bury Flexihall will be handed over Spring 2026.

Radcliffe Market will be handed over Autumn 2025

We would like our strategic partner on board during Spring 2024 to help influence the final designs and to give sufficient time to launch in a well-prepared manner.

OCCUPATIONAL TERMS

The Council is seeking an exceptional operator and will be looking to award leases and management agreements for the two sites.

The terms of agreements are flexible at this stage but a longer arrangement is seen to be mutually beneficial.

As a guide, lease lengths of 10 years plus would seem appropriate and The Council would seek to share in the profitability of the sites.

Ideally one operator would eventually tender for both sites, however single site tenders would also be considered.

Bury's Flexihall will be handed over in an exceptionally high-standard. A newly finished, serviced shell scheme including mechanical and electrical provision for events, food hall, conferencing etc.

Radcliffe Market has been recently refurbished and the basement area will be whiteboxed prior to handover and will be suitable for hospitality and functions.

The successful tenderer will be able to outline their development proposals for both sites and The Council may be prepared to provide funding on a competitive debt basis secured on the development works accordingly. For the avoidance of doubt, the Council will continue to operate Bury Market, with the successful operator working in close partnership with the Council.



ABOUT YOU

Your organisation will demonstrate an outstanding track record of market, food hall and event promotions.

Your business will be scalable to incorporate these two exceptional sites and you will enjoy working as a strategic partner with Bury Council, sharing their vision for success and wider regeneration, especially within the vicinity of Bury Flexihall and Radcliffe Markets.

You will benefit from high footfall derived from Bury Market and the new Radcliffe Hub and seek to work with the Council for the mutual benefit of improving town-centre vibrancy and footfall.

A family-orientated evening economy is of paramount importance for both towns and you will be instrumental in its curation and financial rewards.



TIMESCALES

September 2023 - Seek expressions of interest

October 2023 - Open day to meet the development team

October 2023 - Issue tender documentation

November 2023 - Receive tenders

December 2023 - Tender selection process

February 2024 - Preferred tenderer status



EXPRESS YOUR INTEREST

If you would like to express interest in this exciting project, please follow this link or scan the QR code and complete the simple form. All information will be treated confidentially.

[EXPRESS YOUR INTEREST](#)



Market Curators is an independent consultant to the British market and foodhall industries and we are supporting Bury Council in seeking an organisation such as yours with whom a long-standing commercial strategic partnership can be created.

For any questions and clarifications, please contact us using the reference BURY2023:

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