

TO LET UNIT LOCATED IN PRIME LOCATION

UNIT 3, SOL CENTRAL

Marefair, Northampton, Northamptonshire, NN1 1SR



Key Highlights

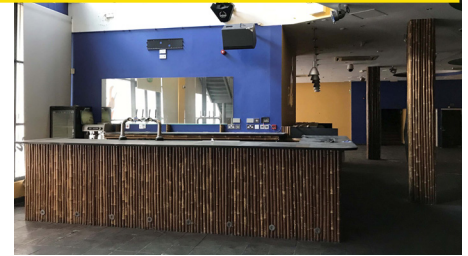
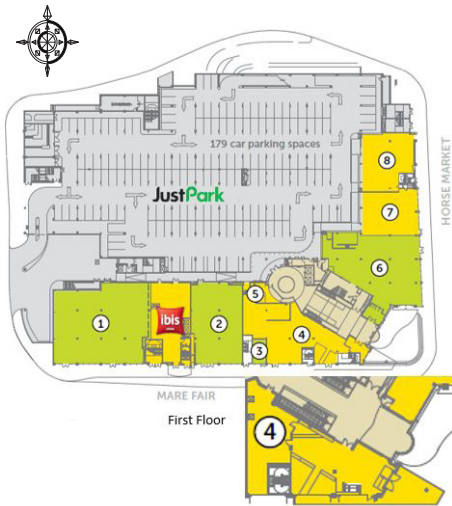
- Prime central location in Northampton
- Established leisure scheme
- Available by way of a new sublease or assignment of the existing lease
- GIA of approximately 7,500 square feet
- In close proximity to Northampton Train Station
- Exciting opportunity for local and regional licensed operators and restaurateurs
- Alternate use potential subject to obtaining the necessary consents

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7299 3088

savills.co.uk

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow rectangular background.



Location

Sol Central is a leisure scheme located in an excellent central position in the town centre on the inner ring road, close to the main shopping area with excellent road links to the M1, A45, A43 and A428. In addition, Northampton Central Train Station is a short walk away.

The scheme offers a vibrant mix of leisure tenants including the Vue Cinema (10 screen modern cinema with over 2,500 seats), Gravity (trampoline/activity centre), gym, beauty saloon amongst others. The complex also benefits from a 151 bedroom Ibis Hotel.

Sol Central is served by a secure multi-storey 380 space car park which is open to centre users and the general public.

Description

Unit 3 is located at the front of the scheme by the main entrance and is a ground and first floor unit.

Externally and to the first floor, there are two balconies.

The property has a GIA of approximately 7,500 square feet.

Unit 3 offers considerable scope for licensed trade operators and restaurateurs.

Accommodation

Internally, the ground floor trade area comprises of a main bar area with a single central servery to the left handside. The first floor comprises of a single servery to the right handside with a DJ area and a dance floor.

Ancillary trade areas comprise customer WC's, commercial kitchen, storage and extensive chilled beer stores.

Licensing

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Terms

The premises are available either by a new sublease at a rent and terms to be agreed subject to landlord's consent or an assignment of the existing lease.

Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

EPC

The current EPC rating is an F.

Rateable Value

The current Rateable Value is assessed at £26,250.

VAT

VAT will be applicable on rent.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

Viewings

The property is currently closed and therefore all viewings must be arranged by prior appointment via the sole letting agents Savills.

Contact

Paul Breen
+44 (0) 207 877 4555
pbreen@savills.com

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