

## Unit 3, Sol Central

Marefair, Northampton, Northamptonshire, NN1 1SR



### To Let - Leasehold Premises Rental Offers Invited Sole Letting Agents

- Prime central location in Northampton
- Prominent frontage
- Nearby operators include a variety of established retailers and other licensed premises
- 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 operators and restaurateurs
- Alternate use potential subject to obtaining the necessary consents

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## **Location**

The scheme is 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 from Sol Central.

Sol Central offers a vibrant mix of Leisure tenants including the popular 10 Screen modern Vue Cinema with over 2,500 seats, amongst others. The complex also houses a 151-bedroom Ibis Hotel.

The Centre is served by a secure multi-storey 380 space car park which is open to centre users & the general public.

## **Accommodation**

The Unit 3 is a brick built, ground and first floor unit, forming part of the multi-storey Sol Central.

The property is in okay condition but would benefit from some minor cosmetic updating, having been vacant for a number of years.

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

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

Externally and to the first floor there are two balconies.

**Ground floor GIA is approximately 7,500 square feet.**

Unit 3 offers considerable scope for local public house operators and restaurateurs.



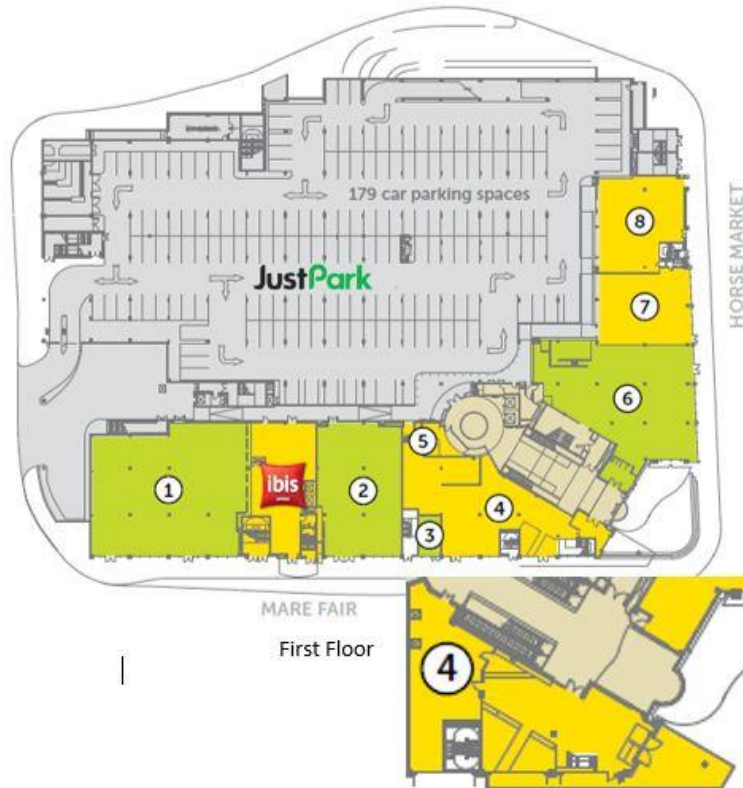
☎ **0121 227 2311**

Top Floor, Gatsby Court, 170 Holliday Street, Birmingham, West Midlands B1 1TJ  
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## General Information

### Rating

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

### Licences

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.

### Trading

The premises are currently closed for trading.

### Tenure

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

### Fixtures and Fittings

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

### Energy Performance Certificate

The current EPC rating is an F.

### VAT

VAT will be applicable on the lease of this property.



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## Agent Details

For further details please contact



**Elliot Morrell**  
**Surveyor, Birmingham**



**07552 403 185**



**elliott@jamesabaker.co.uk**

## Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
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