

Unit 6 Sol Central Marefair NORTHAMPTON NN1 1SR



Location

Sol Central is the regions premium leisure & entertainment centre, with everything you need for a good time under one roof.

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 Aroma Chinese Restaurant & Buffet, a 10 Screen modern Vue Cinema with over 2,500 seats, a substantial Gala Casino with acclaimed restaurant & a Topnotch Gym/Leisure Centre. The complex also houses a 151 bedroom Ibis Hotel.

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

The Centre is currently being revitalised & there are several opportunities for a variety of Leisure & Entertainment businesses to be part of an enhanced Sol Central to maintain the scheme's reputation as the Regions premier leisure complex.

Accommodation

Unit 6 is located on the Ground Floor accessible from Horsemarket & directly from the Car Park.

The unit is part fitted for restaurant/bar use and provides the following approximate floor Areas:

Ground Floor NIA: **2,854sq ft** **265sq m**
(It is also possible to combine this with 1,368sq ft of 1st floor space.)

Tenure

The premises are available on a New Lease for a term of years to be agreed.

Rent

Rental Offers are invited.

Rates

Rateable Value: **£24,750**
Rates Payable (2010/11): **£10,247p.a.**

Use

Open A class user clause. Other uses possible.

Service Charge

Service Charge details to be confirmed.

VAT

All Figures quoted are exclusive of VAT.

Viewing

Viewing strictly by appointment with the sole agents:

SGP Property & Facilities Management: **0116 22 22 999**

Tom Dymond

Tel: **0116 201 6802**

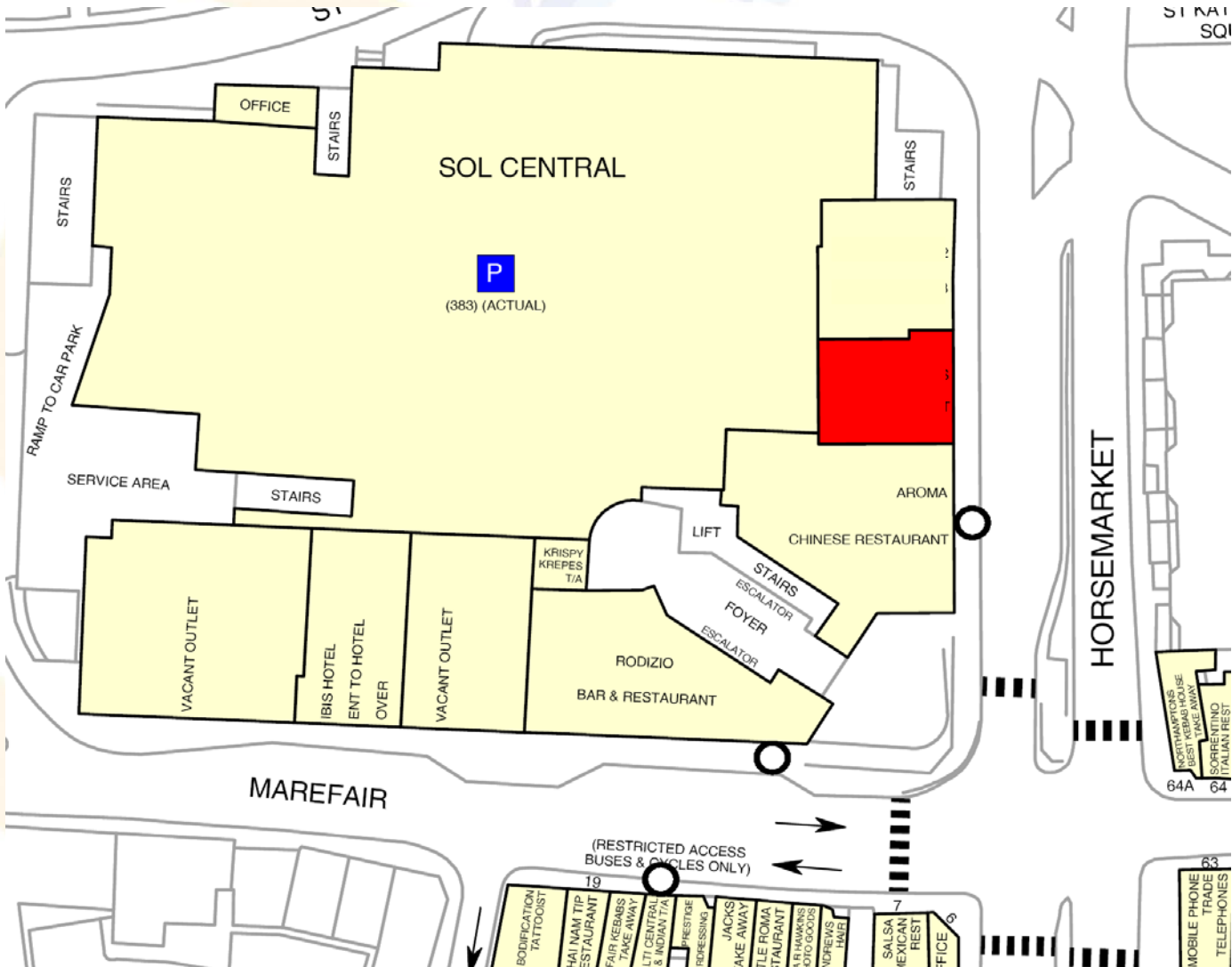
Email: **thomas.dymond@sgp.co.uk**

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9. Subject to Contract (05/2010)
10. Details issued May 2010.