

NEW LETTING TO CHI
SECURED IN 2023

LEISURE AND RESTAURANT OPPORTUNITIES TO LET



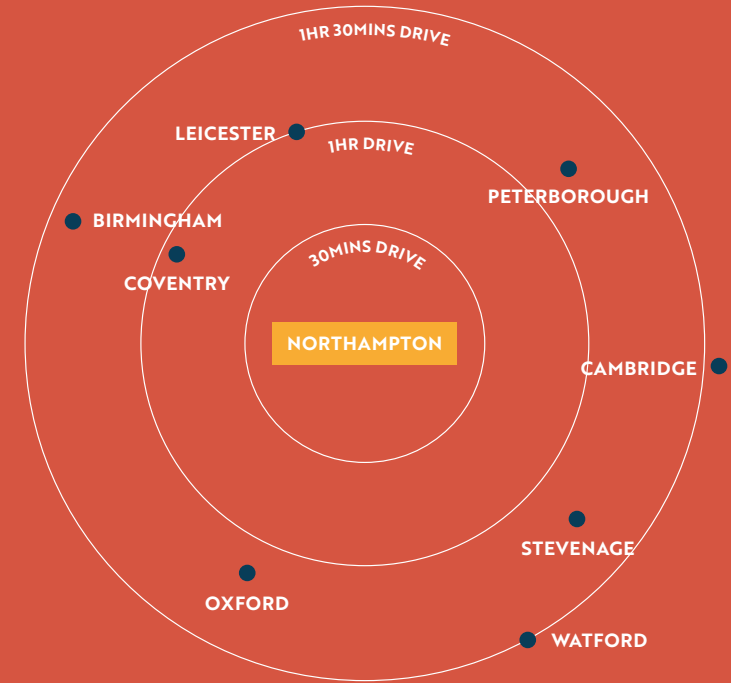
MARE FAIR
NORTHAMPTON NN1 1SR





NORTHAMPTON

Conveniently located at a 2 minute walk from both the train station and the bus interchange, Sol Northampton is the most accessible leisure destination in the town. The popular shopping areas of Market Walk and the Grosvenor Centre are only a 5 minute walk away.



741,209

RESIDENTS



20-24 YRS

HIGH PROPORTION OF 20-24 YR OLDS. CRUCIAL TO LEISURE SPEND



14,035

STUDENTS AT UoN



12%

ESTIMATED GROWTH IN POPULATION BETWEEN 2013-2023



1,000,000+

TOTAL POPULATION IN THE POTENTIAL CATCHMENT AREA (CACI)



3.1M

COMMUTERS TO NORTHAMPTON TRAIN STATION EACH YEAR



vue

"Vue Northampton continues to contribute a significant amount of box office share to the local area catchment. We are committed to this location going forward and are excited about the long term investment proposals bringing further leisure critical mass to the centre"

Dave Windross Head of Property UK&I



"As one of the UK's leading family orientated leisure operators we are very excited to have chosen Sol as a key addition to our portfolio"

Harvey Jenkinson Co-Founder & CEO



"This hotel has performed well for us over the years with good occupancy rates and we look forward to seeing new and exciting leisure operators opening soon"

Faris Thowfeek General Manager



GROUND FLOOR



HORSE MARKET



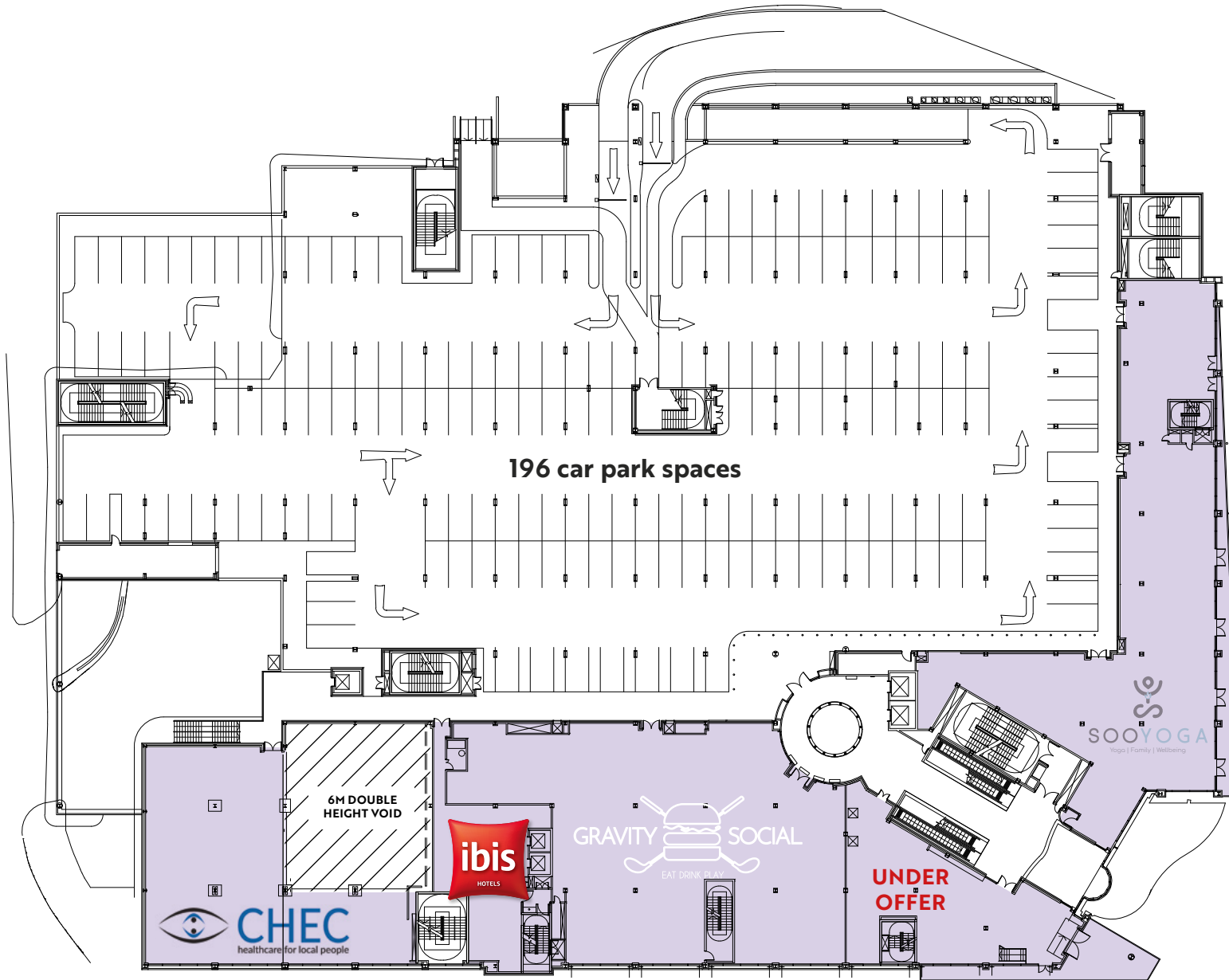
New Chi Elevated Pan-Asian Street Food restaurant.

AVAILABILITY

UNIT	SQ FT	SQ M	CEILING HEIGHT (M)
2	3,957	368	4.3
3	327	30	4.2
4	7,518	698	3.7
TOTAL	9,117	847	-

MARE FAIR

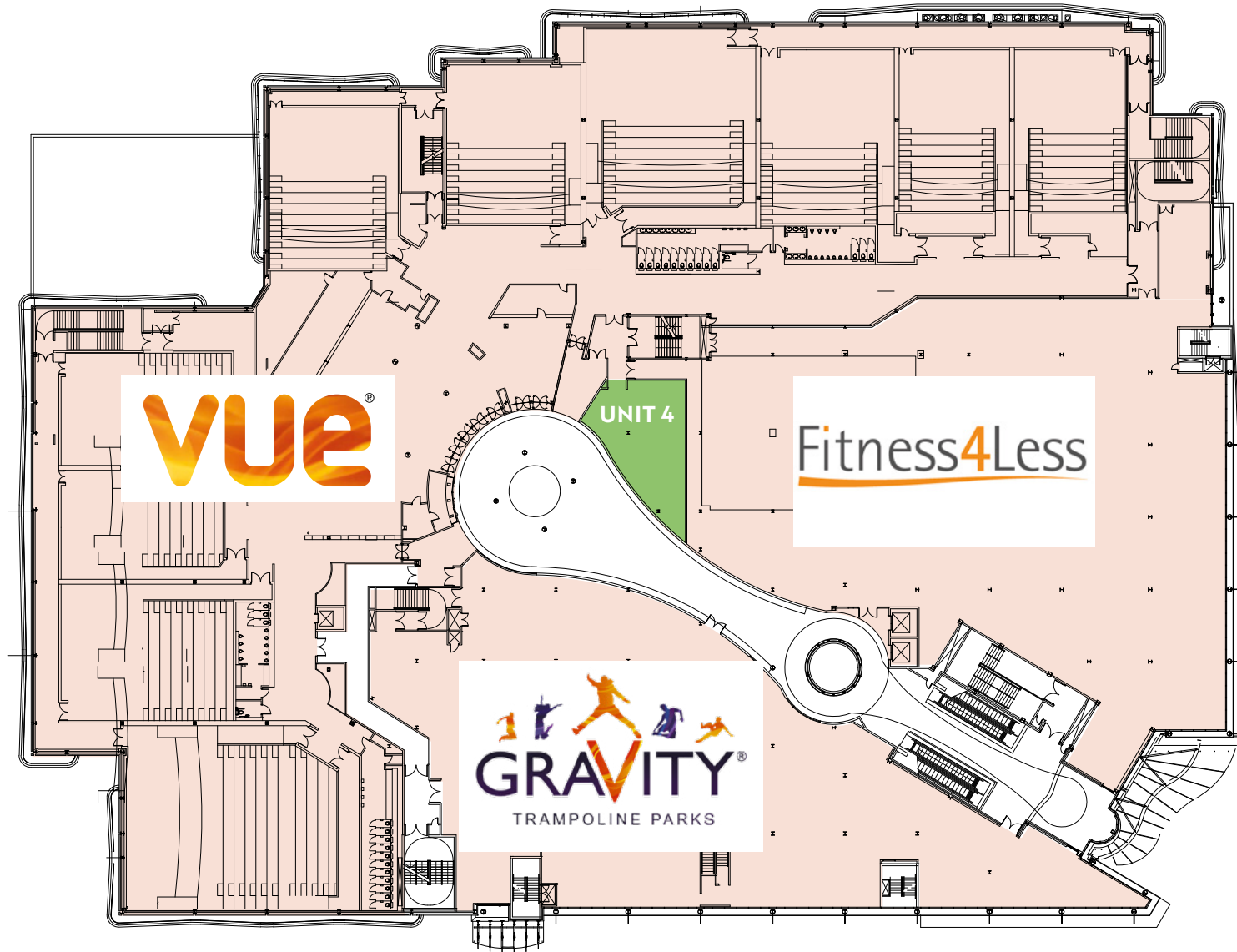
FIRST FLOOR



HORSE MARKET

MARE FAIR

SECOND FLOOR



HORSE MARKET

MARE FAIR

AVAILABILITY

UNIT	SQ FT	SQ M	CEILING HEIGHT (M)
4	1,082	100.5	5.5
TOTAL	1,082	100.5	5.5



LEASE/RENT

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

SERVICE CHARGE

Further details are available upon request.

SPECIFICATION

Units to be handed over in shell specification with capped off services.

EPC

Energy Performance Certificates (All rated 'C' or above) for the properties are available on request.





CONTACT



SIMON HORNER

GCW
Partner
Email: simon.horner@gcw.co.uk
Tel: 0207 647 4807
Mob: 07970 479 458



PHILLIP MORRIS

EJHales
Partner
Email: pvm@ejhales.co.uk
Tel: 029 2034 7104
Mob: 07779 666 210






PATRICK PUNCH

Punch Retail & Leisure
Director
Email: pep@punch.org.uk
Tel: 01604 601 800
Mob: 07798 827 826

ON BEHALF OF



PALACE CAPITAL plc

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