

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

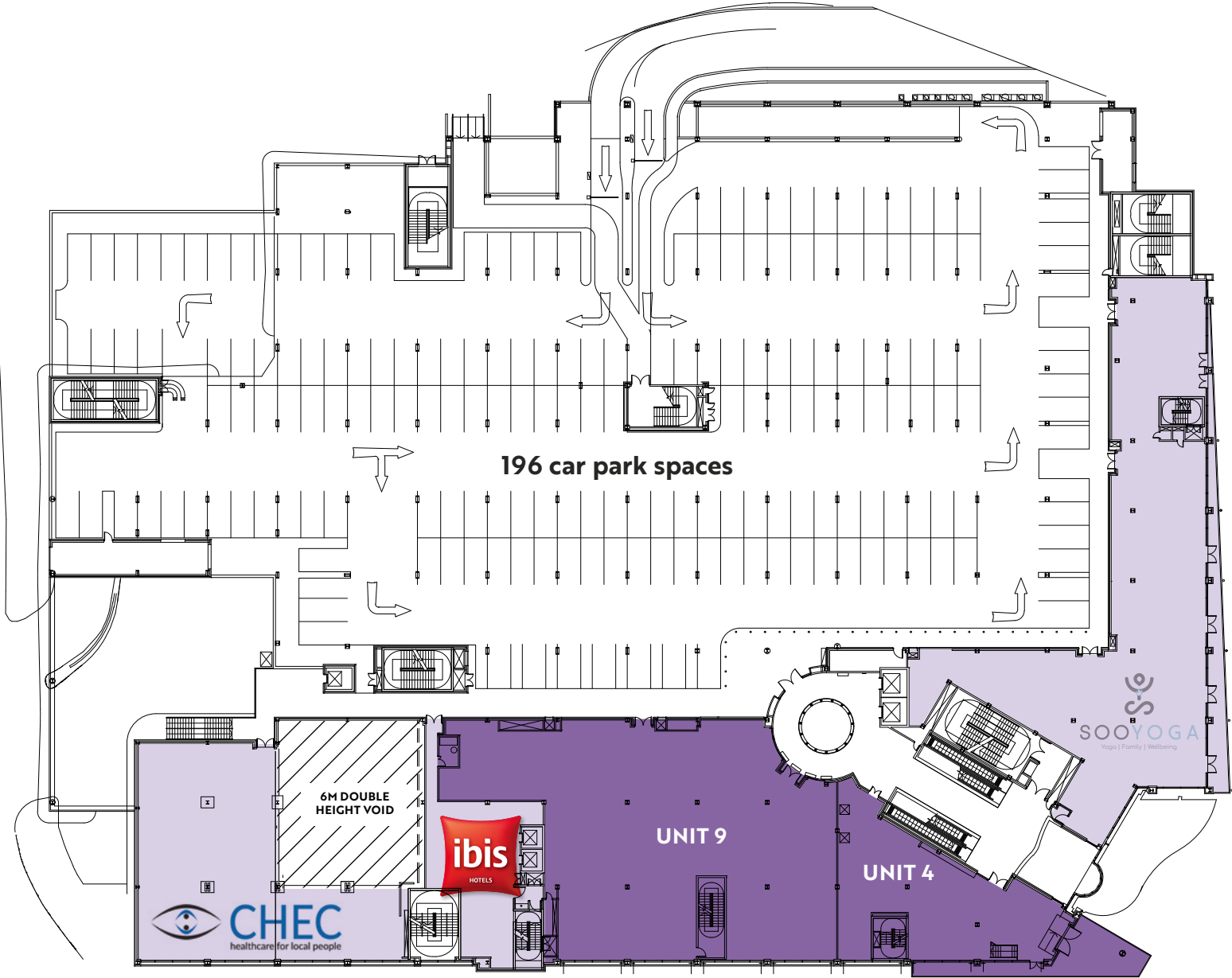


New Chi Elevated Pan-Asian Street Food restaurant.

AVAILABILITY

UNIT	Status	SQ FT	SQ M	CEILING HEIGHT (M)
Soo Yoga	Let	5,401	502	
Caprinos	Let	1,205	112	
Chi	Let	5,123	476	
2	Available	3,957	368	4.3
3	Available	327	30	4.2
4	Available	4,952	460	3.5
CHEC	Let	8,030	746	
TOTAL		9,117	847	-

FIRST FLOOR

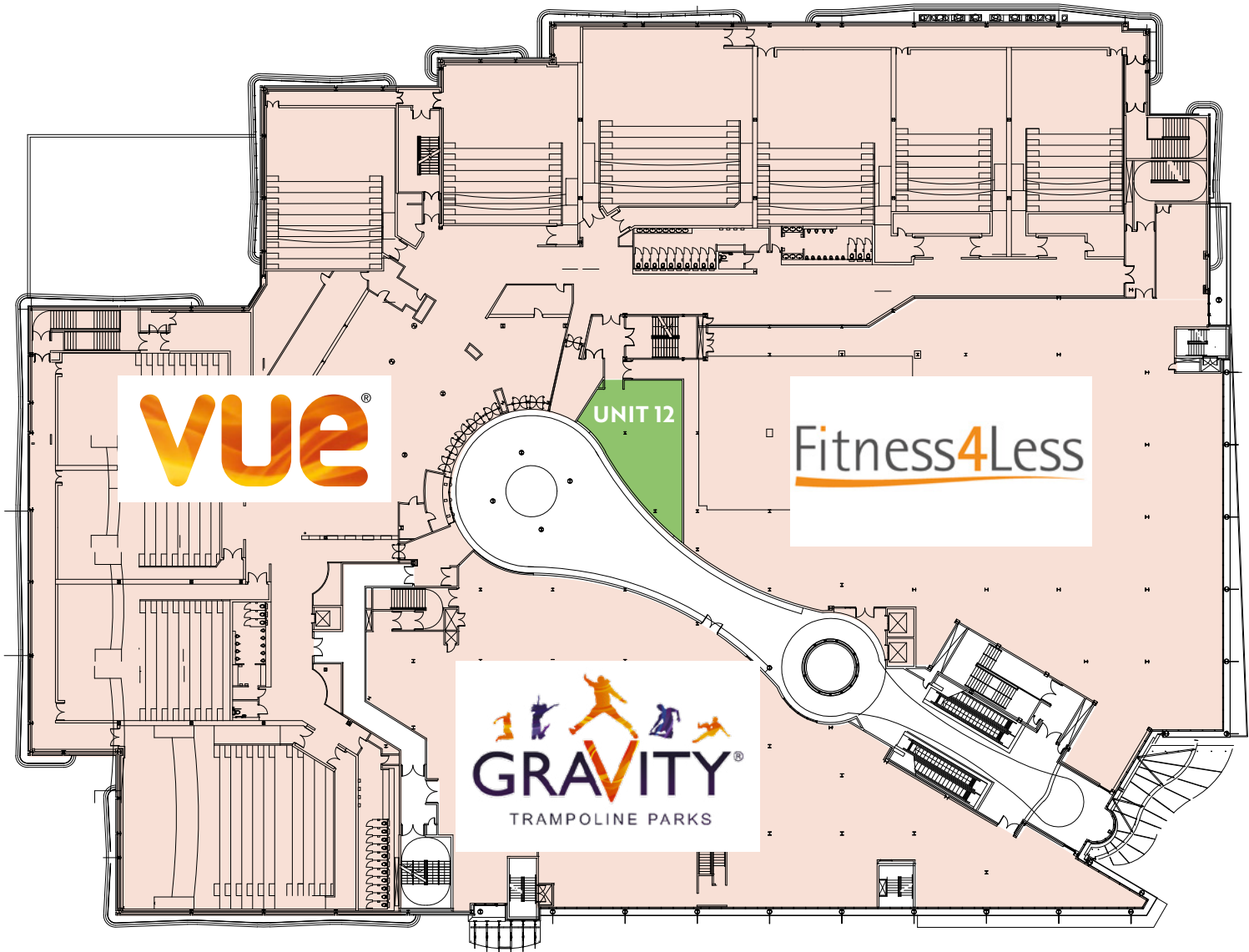


AVAILABILITY

UNIT	Status	SQ FT	SQ M	CEILING HEIGHT (M)
4	Available	2,566	238	3.0
9	Available	5,363	498	3.2
Soo Yoga	Let	7,337	682	
TOTAL		9,117	847	-



SECOND FLOOR



HORSE MARKET

AVAILABILITY

UNIT	SQ FT	SQ M	CEILING HEIGHT (M)
12	1,082	100.5	5.5
TOTAL	1,082	100.5	5.5

MARE FAIR



## 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



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ON BEHALF OF



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