

PO Box 1766, Southampton, SO18 9JZ

T: 023 8000 2020 **E:** enquiries@osmondbrookes.co.uk **W:** www.osmondbrookes.co.uk

SOUTHAMPTON CITY CENTRE
NOODLE BAR AND PIZZA TAKEAWAY
TOGETHER WITH CUSTOMER SEATING
FULLY FITTED KITCHEN AND PREPARATION AREAS
NET INTERNAL AREA APPROX 2000 SQ FT



**UNITS 1 & 2 FOOD COURT,
MARLANDS SHOPPING CENTRE
SOUTHAMPTON
SO14 7SJ**

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

Southampton is a major south coast city located in Hampshire and is the home port of some of the largest cruise ships.

The Marlands Shopping Centre is located in the centre of Southampton and accessed via Civic Centre Road, Portland Terrace and Above Bar, the shopping 'high street' of Southampton. Occupiers within the centre include Costa Coffee, Global Buffet, Stakks Pancake House, Poundland and Disney Store.

The excellent public transport in this area makes The Marlands Shopping Centre easily accessible, with a bus route located on Above Bar Street and Southampton Central Railway Station a 5 minute walk away.

The subject property is located on the first floor of the Centre, just a few yards off Above Bar, and consists of two food outlets with planning approved for a third if required. It is currently fitted out to a high standard comprising an office, preparation rooms, kitchen and seating area.

There is a rear access, so while the Centres trading hours for food are 11am – 10pm, food preparation and cooking for late night deliveries is also possible.

ACCOMMODATION

Unit 1, was trading as Neds Noodle Bar -

Including office, kitchen, prep room & seating area – **1593 sq ft** (147.95 sq m)

Unit 2, was trading Fireaway Pizzas – **375 sq ft** (34.81 sq m)

The units have traded for about three months and were trading at the time of our inspection, but due to the clients personal circumstances they are shortly to close.

TERMS

Available by way of a new sub-lease, for a term of approximately 3 years expiring June 2022, at a rent of **£25,000** per annum exclusive of rates, VAT and all other outgoings.

Alternatively, an assignment may be available subject to Landlord approval and terms.

There is a service charge levied to cover communal costs.

Fixture and fittings available by way of a premium. **Offers invited.**

EPC: C 61

RATES RV £33250. All parties are advised to make their own enquiries for confirmation.

VIEWING

All viewings and further information through the joint agents -

Osmond Brookes 023 8000 2020

OR

Primmer Olds BAS

Jeremy Braybrooke

Hannah Bennett – 023 8022 2292

Email: jeremy.braybrooke@osmondbrookes.co.uk

hbennett@primmeroldsbas.co.uk

