



MARLANDS SHOPPING CENTRE

SOUTHAMPTON, SO14 7SJ



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The Marlands Shopping Centre is centrally located in the heart of Southampton bounded by Civic Centre Road to the north, Above Bar Street to the east and Portland Terrace to the west. The scheme provides an attractive, spacious, modern shopping environment with 198,000 sq ft of well configured retail accommodation comprising 53 units arranged on ground and first floors.

Constructed in 1991, the centre has subsequently been refurbished in 2001 and 2006. Key national retailers include F Hinds, CEX, The JRC Global Buffet, Costa and Starbucks.

Southampton is recognised as the commercial, cultural and retail capital of England's south coast with a population of 237,000.

Southampton is renowned worldwide for its famous sea port and is one of the UK's leading commercial dockyards. The City boasts a thriving local economy that covers many sectors including services, distribution, technology and manufacturing. Some of the largest local employers are HSBC and Skandia Life.

The city benefits from excellent transport links with the M3 connecting the city to Winchester, Basingstoke, the M25 and London to the north and the M27 linking Fareham and Portsmouth to the east along the south coast. Southampton is also served by both passenger and freight services to and from the docks. Southampton Central is the principal railway station and provides regular direct rail services to London Waterloo. Southampton International Airport, which is located nearby, is a busy regional airport.



FOOTFALL

5.70 million



TOTAL FLOOR AREA
198,000 sq ft



TRAVEL METHOD

33% travel by car



CAR PARKING SPACES
500



NUMBER OF TENANTS
69





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% CUSTOMERS TRAVEL < 20 MINS

54%



AVERAGE DWELL TIME

42 minutes




% CUSTOMERS TRAVEL < 10 MINS

17%



AVERAGE RETAIL SPEND (£)

40.79




PURCHASE RATE %

91%



% CUSTOMERS VISIT ONCE A WEEK

50%



AVERAGE CATERING SPEND (£)

8.97



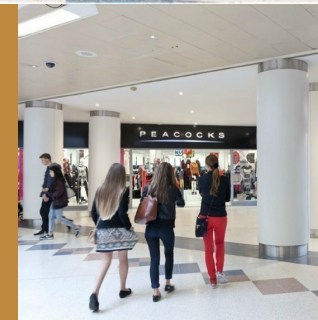
AVERAGE GROCERY SPEND (£)

14.00



AVERAGE TOTAL SPEND (£)

41.50





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UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 81b Above Bar Street	202	202	P.O.A	-	-	£2,310
Unit 1, GFL & BFL 2 Ogle Road and Terrace Restaurant	1,226	3,874	P.O.A	£52,000	£676	£23,679
Unit MRU1	8,077	11,082	P.O.A	£122,000	£62,464	£72,190
Unit MRU2	6,556	6,556	P.O.A	£97,000	£49,664	£55,507
Unit 25A	565	1,300	P.O.A	£19,250	£9,606	£10,826
Unit 26	1,535	3,208	P.O.A	£48,250	£24,077	£28,850
Unit 29 & 30	3,104	6,270	P.O.A	£106,000	£56,240	£52,760
Unit 37	847	847	P.O.A	£32,500	£16,218	£9,711
Unit 38 & Unit Store 1	525	646	P.O.A	£24,500	£12,226	£6,431
Unit 55 including SU55	-	2,393	P.O.A	£12,750	£6,362	£11,464
Unit 56	-	1,511	P.O.A	£12,750	£6,362	£8,349

*RATEABLE VALUE

** ANNUAL RATES PAYABLE

*** ANNUAL SERVICE CHARGE



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Misrepresentation Act These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessees should satisfy themselves as to the correctness. Neither the agents or the vendors or the lessees are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are concluded through this office.



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UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 57 & 58	-	4,996	P.O.A	£22,000	£10,978	£21,587
Unit 59/60	-	4,125	P.O.A	£13,250	£6,612	£19,465
Unit Food Court Unit 8	-	1,141	P.O.A	£17,000	£8,483	£6,445
Unit 6	624	1,073	P.O.A	£10,000	£4,990	£9,139
Unit 7	645	977	P.O.A	£10,000	£4,990	£8,716
Unit 8	636	964	P.O.A	£9,900	£4,940	£8,853
Unit 9	665	1,006	P.O.A	£9,800	£4,890	£9,019
Unit 10	642	973	P.O.A	£9,800	£4,890	£8,767
Unit 11	613	933	P.O.A	£9,900	£4,940	£8,584
Unit 12 & 13	1,522	2,457	P.O.A	£22,500	£11,228	£20,121
Unit 16	538	538	P.O.A	£11,000	£5,489	£6,245

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UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 16A	241	241	P.O.A	£5,900	£2,944	£2,756
Unit 20	2,641	6,260	P.O.A	£69,500	£35,584	£47,748
Unit 21	1,238	1,997	P.O.A	£41,000	£20,459	£20,115
Unit 22	2,412	4,401	P.O.A	£66,500	£34,048	£38,641

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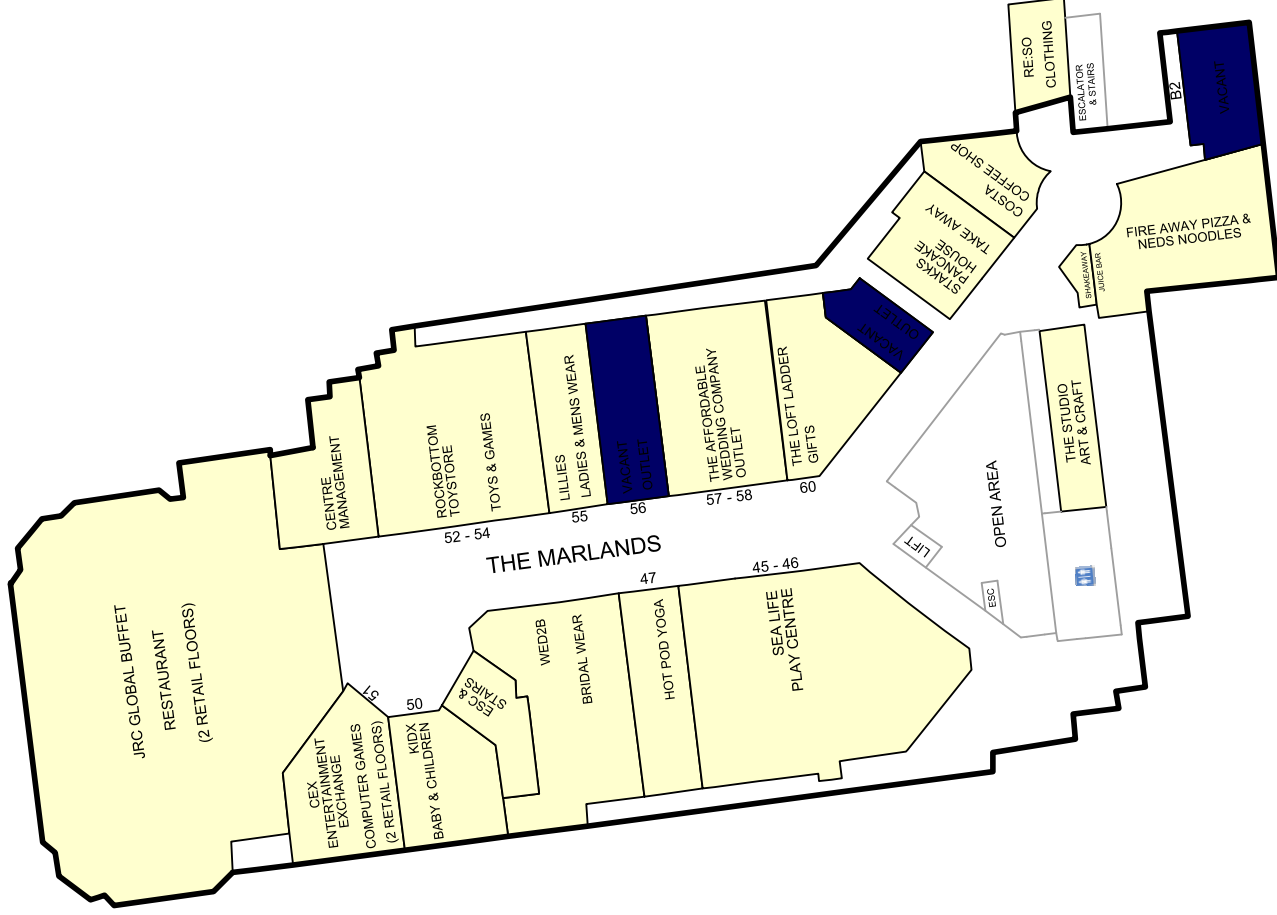
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50 metres

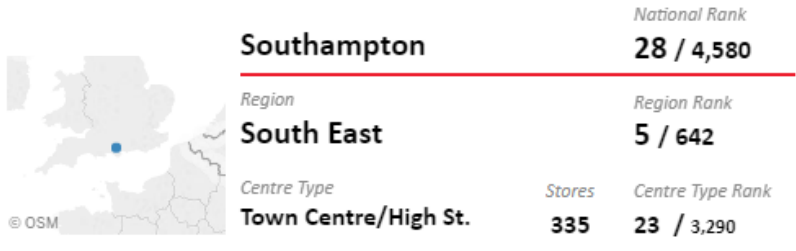
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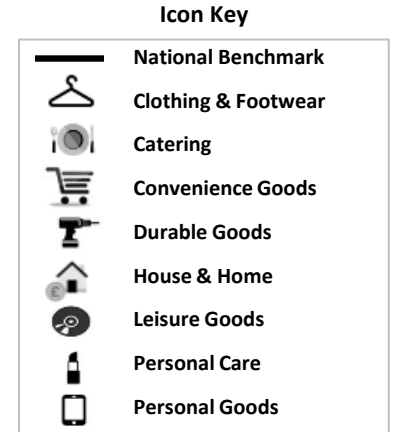
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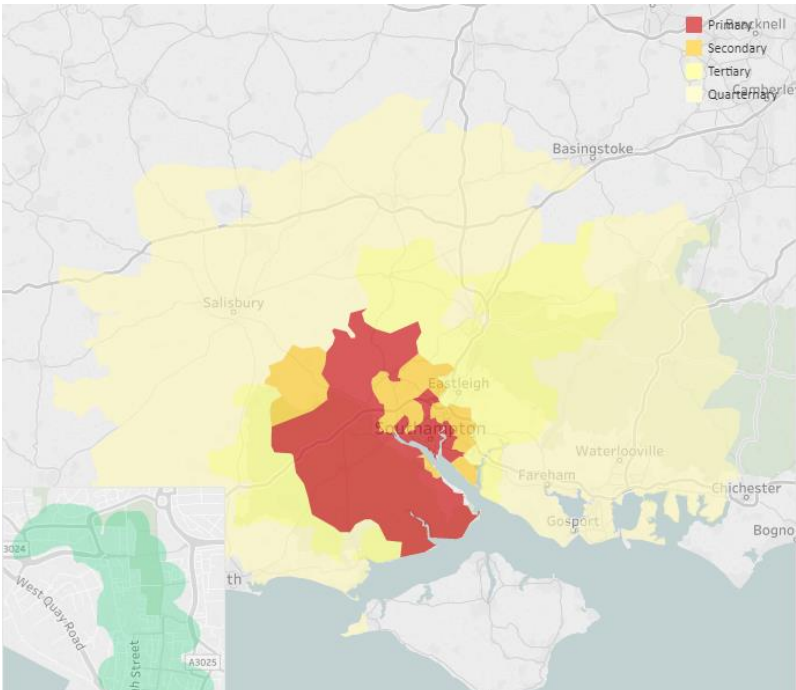
CENTRE CATCHMENT DETAILS



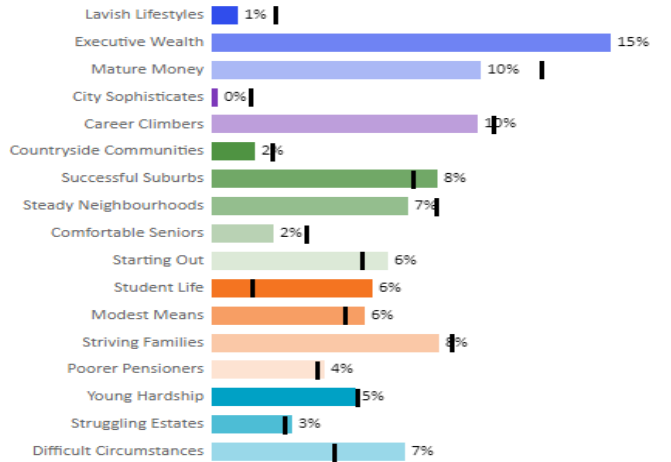
Ranking Comparison		
Rank	Centre Name	Spend Potential
3	Brighton	£896m
4	Reading	£760m
5	Southampton	£729m
6	Oxford	£689m
7	Guildford	£619m
8	Bicester Village	£608m
9	Tunbridge Wells	£477m
10	Maidstone	£472m



Retail Catchment



Acorn Profile



Catchment	Population
Primary	258,742
Secondary	183,022

Retail Mix

