



**Ref: 5144 - Sea Life Play Centre / Vida Marina**



1st Floor Unit 40 - 46  
Marlands Shopping Centre  
Civic Centre Road  
Southampton  
SO14 7SJ



**FANTASTIC SOFT PLAY CENTRE & CAFÉ - HAMPSHIRE**  
**Exceptional trading location in a busy Southampton shopping centre**

**Wide range of activities offered**

**Desirable city centre position**

**Regular and repeat custom**

**Exceptional online reviews**

**True turn-key opportunity**

**Genuine reason for sale**

**Strong online presence**

**Advance bookings**

**LEASEHOLD**



**ASKING PRICE**  
**£495,000 Plus SAV**

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## **Location**

This exceptional soft play centre enjoys an ideal trading location in a busy shopping centre in the port city of Southampton. The business can be found on the first floor of the shopping centre and as one of the largest units it is highly visible to all customers of the centre. The central location means that the business has a wealth of potential custom and opportunities for passing trade. The area of the business is well served by the public transport system, with several bus stops within easy walking distance of the shopping centre as well as Southampton Central train station.

## **Business History**

Online Business Sales are delighted to offer to the market this outstanding children's soft play centre which also includes an on-site café/fish & chip shop. The business was established in 2019 and has been in the steady hands of our client ever since. During that time, our client has worked continuously to ensure the business has developed a fantastic reputation for the service and experience offered. The business's success is shown by the outstanding online reviews as well as word of mouth recommendations. The only reason the business is now being offered to the market is due to our client's desire to focus on other business interests. Under their stewardship, our client has consistently invested time and money into both the business and premises to ensure that the business remains one of the most popular in the area. We are advised that the business generates a highly respectable annual turnover of around £516,000 which is derived from offering a complete program of soft play activities, role play and arts and crafts as well as food and drink sales from the cafe. The wide range of activities and sessions offered means that the business has something available for most children's age groups; maximising its customer base. In addition, the café also offers a takeaway service through JustEat and UberEats. The business is currently owner operated with the assistance of 4 full time and 12 part time members of staff. The premises are fully equipped throughout and as such are in full walk-in condition for a new owner. There is huge scope to extend the opening hours of the business and as the premises have an alcohol license in place; this could also pair with the potential for later opening hours and draw more trade from older customers. There is also potential to convert the café area into a nursery subject to planning permission. The business benefits from a fantastic professional website as well as a Facebook page with a good sized following, both of which provide excellent marketing for the business. As well as this, the Facebook page is regularly updated with promotions and offers and plays a key role in providing a good customer service experience and enticing regular and repeat custom. Our client advises that the business regularly has advance bookings and together with the reputation of the business, a new owner is sure to benefit immediately from a strong level of trade. This is a fantastic opportunity to purchase a well-established business with a strong reputation and existing customer base and as such, early interest is strongly advised. Businesses of this calibre rarely stay on the market for long.

## **Financial Profile**

Turnover: We are advised annual turnover of £516,000

## **Tenure**

We are advised leasehold  
Remaining: 7 years  
Rent: £3,750 per month  
Service Charge: £4849 per month

## **Opening Hours**

Monday: 9:30am - 05:30pm  
Tuesday: 9:30am - 05:30pm  
Wednesday: 9:30am - 05:30pm  
Thursday: 9:30am - 05:30pm  
Friday: 9:30am - 05:30pm  
Saturday: 9:00am - 5:30pm  
Sunday: 10:00am - 04:30pm

## **Accommodation**

The business is located on the first floor of a large shopping centre in the centre of Southampton

### **FIRST FLOOR**

Play centre approx. 8000sqft total  
Café approx. 2000sqft

### **SECOND FLOOR**

Staff rooms  
Staff toilets  
Storage facilities

### **EXTERNAL**

The shopping centre has a parking facility located close by

## **Enquire**

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

