

PRIME CLASS E
OPPORTUNITY
FAREHAM
UNIT 28 (89 WEST STREET)



Description

Fareham Shopping Centre is a 500,000 sq. ft. fully enclosed retail space with an average footfall of 130,000 per week. The scheme is anchored by **B&M, Boots The Chemist** and **Next**. The premises occupy a prominent position adjacent to the schemes entrance and fronting onto West Street. Nearby retailers include **Clarks, Costa** and **Next**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors, comprising the following areas:

Ground Floor Sales	1,103 sq. ft.	(102.47 sq. m)
First Floor Ancillary	302 sq. ft.	(28.06 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£40,000

per annum exclusive.

Service Charge

The service charge for the current financial year is £19,283 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£ 23,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners** contacting:

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Vail Williams LLP**, contacting:

Tim Clark **0239 220 3200**
tclark@vailwilliams.com

Subject to Contract

