

CLASS E OPPORTUNITY

FAREHAM

UNIT 20-21

13-15 WESTBURY MALL



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 opposite **Clarks** with nearby occupiers including **Costa**, **Ernest Jones**, **Boots** and **David Christopher Jewellers**.

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

Accommodation

The premises are arranged over ground and first floors having the following approximate floor areas:

Ground Floor	2,250 sq. ft. (209.03 sq. m)
First Floor	877 sq. ft. (81.47 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to upward only rent reviews every 5 years.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £24,314 per annum exclusive.

Business Rates

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

Rateable Value	£29,000
UBR (26/27)	0.382p

All parties are to be 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 by appointment through joint agents, **Green & Partners**, contacting:

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

Frankie Souto **07497 390998**
frankie.souto@greenpartners.co.uk

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

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

Subject to Contract

