

## CLASS E OPPORTUNITY

## FAREHAM

## UNIT 40, 12 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 **Debenhams, Boots the Chemist, New Look, Next** and **B&M**. Retailers operating in the vicinity include **River Island, David Christopher, TopShop, Costa** and **Roman Originals**.

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

**Accommodation**

The premises have the following approximate floor areas:

**Ground Floor** 1,590 sq. ft. (147.71 sq. m)

**Lease**

The premises are available on new effectively full repairing and insuring leases 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 £20,122 per annum exclusive.

**Business Rates**

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

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

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

**EPC**

The property has an EPC rating of D 81. A full report is available upon request.

**Legal Costs**

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

**Viewing**

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

**Mike Willoughby** 07810 480291  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

**Ben Sykes** 07572 075103  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

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

**Tim Clark** 0239 220 3200  
[tclark@vailwilliams.com](mailto:tclark@vailwilliams.com)

*Subject to Contract*

