

CLASS E OPPORTUNITY

FAREHAM

UNIT 92, 38 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, New Look, Next** and **B&M**. Retailers operating in the vicinity include **B&M, O2, and Vodafone**.

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 1,876 sq. ft. (174 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 £19,702 per annum exclusive.

Business Rates

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

Rateable Value	£23,500
UBR (23/24)	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

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

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

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

Subject to Contract

