# CLASS E OPPORTUNITY

# 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 Clark0239 220 3200tclark@vailwilliams.com

Subject to Contract



020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Fareham

