

NEW EXCITING RETAIL/F&B OPPORTUNITIES

OSBORN PLACE

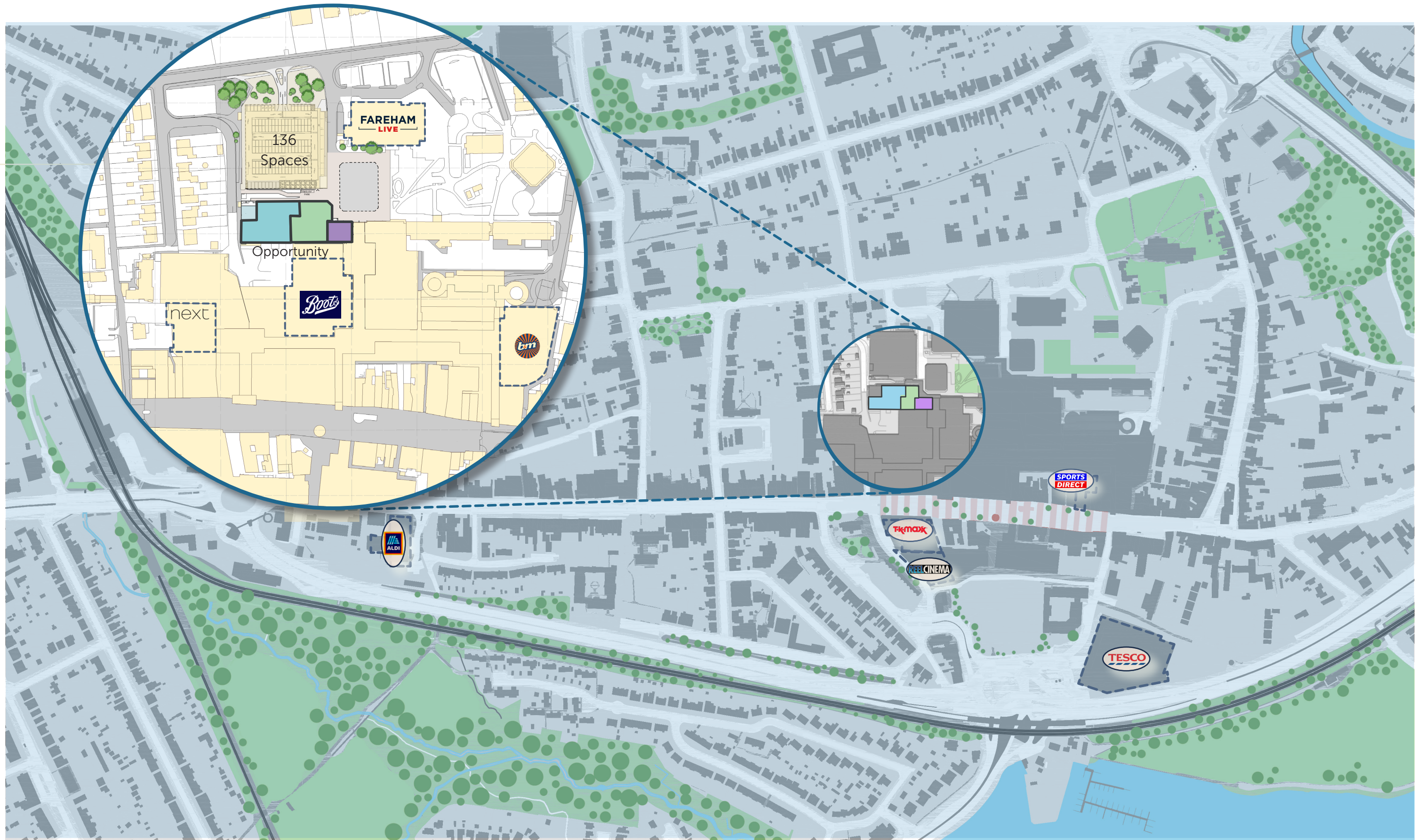


3 Brand New Store Opportunities Opposite New 136 Space Surface Car Park



Location:

- Fareham located between Portsmouth and Southampton, south of M27 motorway.
- Easy road network access including the M27, leading to car parking south of Osborn Road.
- The town centre has a pedestrianised high street with diverse attractions, such as a new theatre, cinema, bowling, eateries, and coffee shops.
- Broad shopping offer with national and independent brands.
- Superb car access and excellent public transport links, including a bus station in the town centre.
- Located to the south of the new Welborne Garden Village development, where up to 6,000 new homes will be built only 1.7 miles away.



OPPORTUNITY

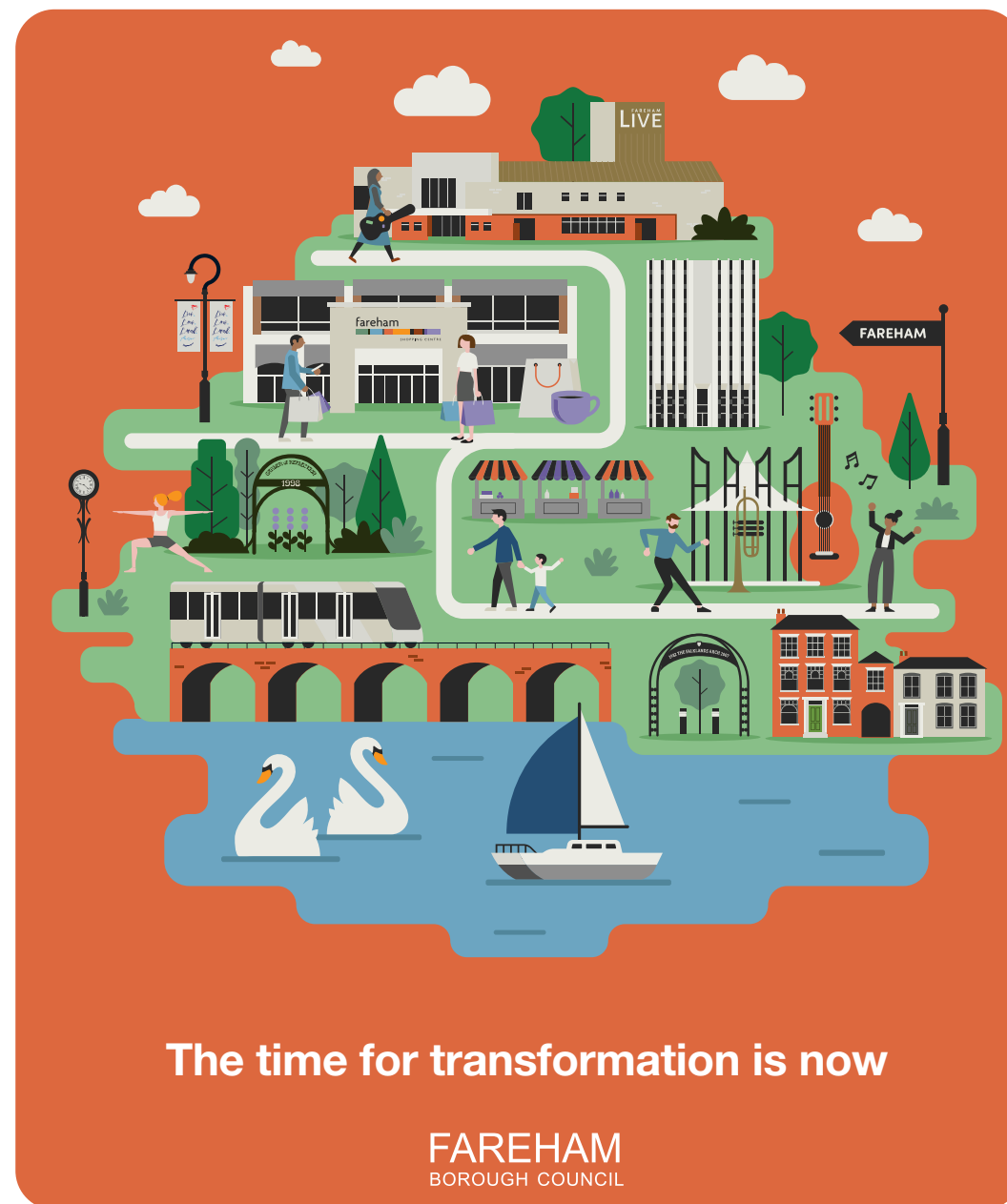
- Located in the Heart of Fareham
- Adjacent to new 136 space surface car park
- Surrounded by national retail occupiers
- Civic and NHS offices in proximity providing large demographic of office workers
- Be part of ongoing significant investment and plans for future regeneration.

Wider Regeneration

Fareham Borough Council has recently published a Town Centre Regeneration Strategy which sets out ambitious plans for the town. The Regeneration Strategy has a clear objective to develop Fareham Town Centre as a destination by building on existing strengths, developing a broader offer across the town including retail, an enhanced events programme, developing the night-time economy, eating out, leisure, overnight accommodation and cultural activities.

A key focus of this Strategy is transforming the area around the Shopping Centre and Fareham Live. This has already started with the opening of Fareham Live, owned by the Council and operated by Trafalgar Theatres. This has an extensive programme of West End and touring shows and this has already resulted in a significant increase in footfall to the wider town. The venue is drawing attendance not just within Fareham but further afield.

Longer term plans will see redevelopment of part of the Shopping Centre to deliver new homes alongside commercial and leisure uses, creating further vibrancy and footfall in the area. Importantly, 6,000 new homes are also under construction at Welborne Garden Village. The development, located 1.7 miles from the town centre, expands the catchment population that depends on Fareham for their daily needs.



Fareham Town Centre Regeneration Strategy



Welborne Garden Village

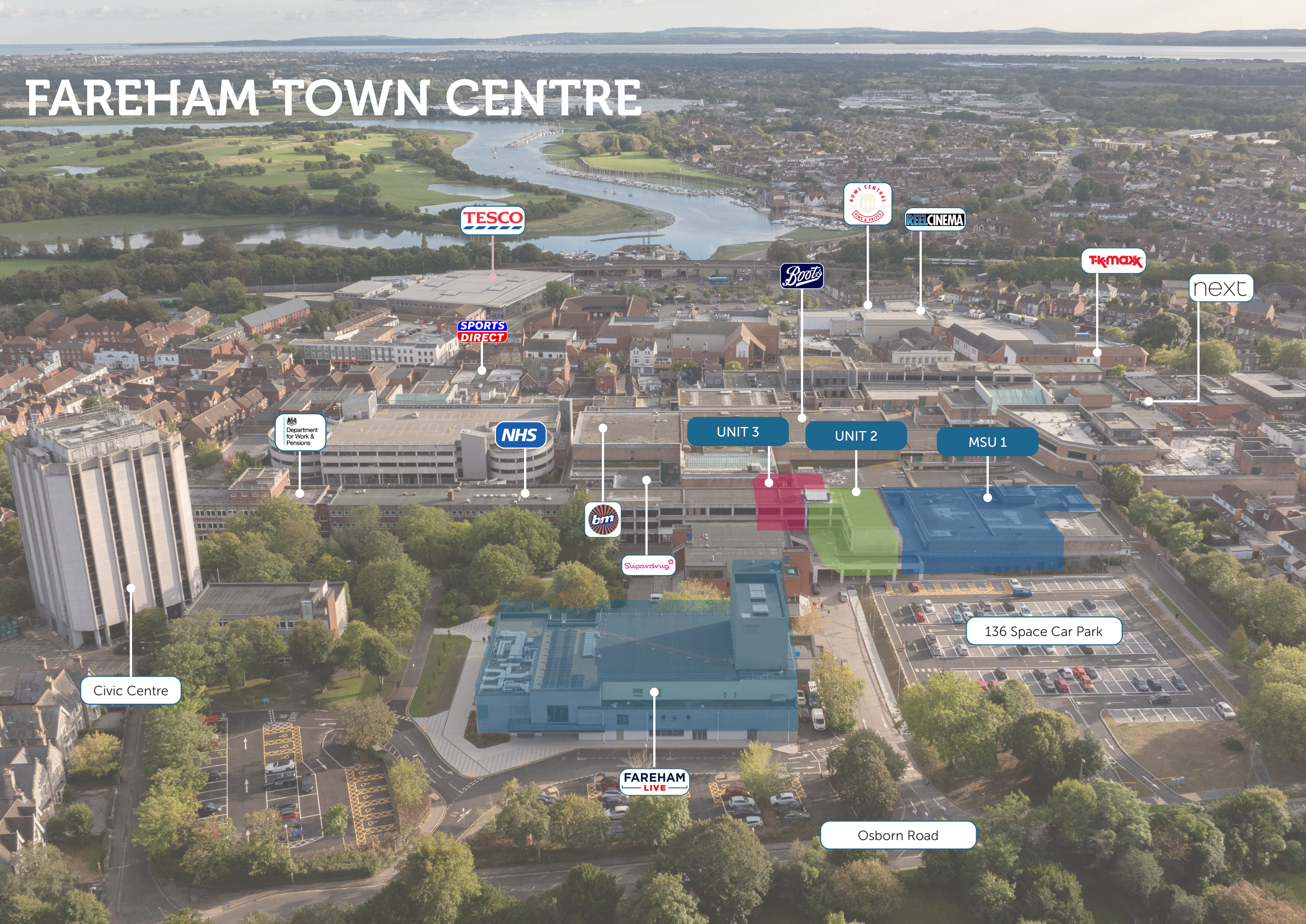


Fareham Live



Welborne Garden Village

FAREHAM TOWN CENTRE



TESCO

SPORTS
DIRECT

Department
for Work &
Pensions

NHS



Superdrug

Boots



REELCINEMA

TKMAXX

next

UNIT 3

UNIT 2

MSU 1

Civic Centre

136 Space Car Park

FAREHAM
LIVE

Osborn Road

New Units Available

- Unit configurations available to suit occupier requirements
- Suitable for Retail and F&B uses
- Opposite new 136 space surface car park
- Servicing from shared 1st floor dedicated loading bays
- Prominent signage to highly visible Osborn Rd

Unit Areas (Indicative Layout):

MSU 1:

Floor:	Area:
Ground Floor	11,250 ft ²
First Floor	625 ft ²
Total	11,875 ft ²

UNIT 2:

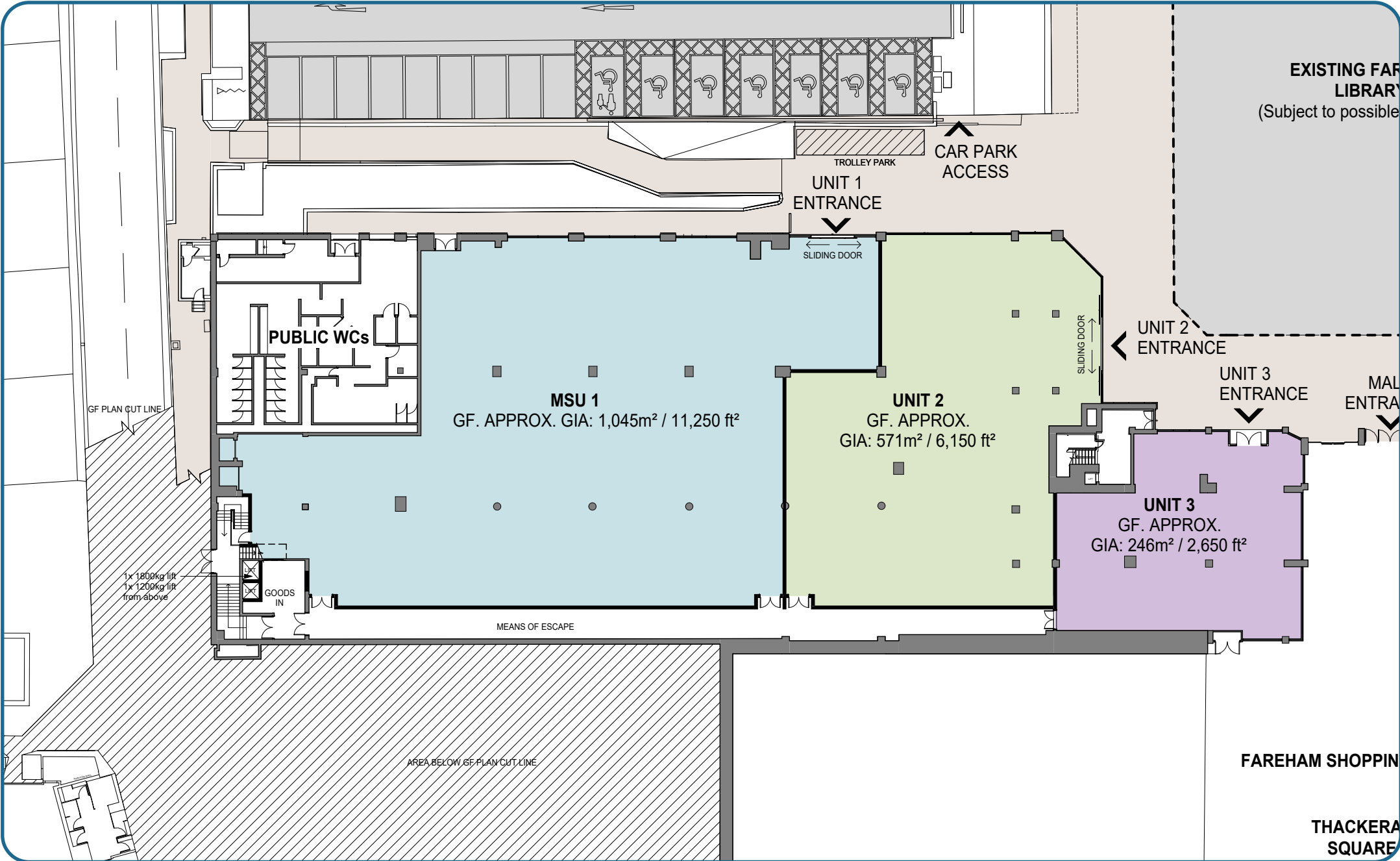
Floor:	Area:
Ground Floor	6,150 ft ²

UNIT 3:

Floor:	Area:
Ground Floor	2,650 ft ²

Lease Terms:

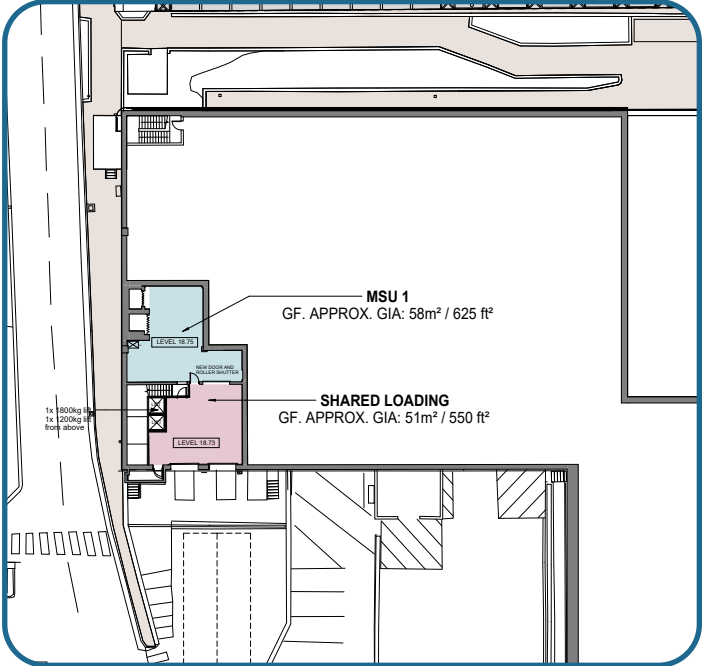
- The units are available on new leases for a term to be agreed
- Rents on application



Indicative Ground Floor Plan



Indicative Elevation



Indicative Level 1 Plan



SIGNAGE 1

SIGNAGE 2

SIGNAGE 2

SIGNAGE UNIT 2

SIGNAGE UNIT 1

SIGNAGE UNIT 1

SIGN



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FAREHAM
BOROUGH COUNCIL

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