CLASS E OPPORTUNITY

FAREHAM

UNIT 63
(31 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 unit is nearby **Vodafone, EE** and **O2.**

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

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

Ground Floor	3,987 sq. ft.	(364.82 sq. m)
First Floor	3,030 sq. ft.	(281.49 sq. m)
Second Floor	2,456 sq. ft.	(228.16 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 £52,819 per annum.

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

Rateable Value	£63,000
UBR (26/27)	0.43p

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

EPC
The property has an EPC rating of D 77. 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

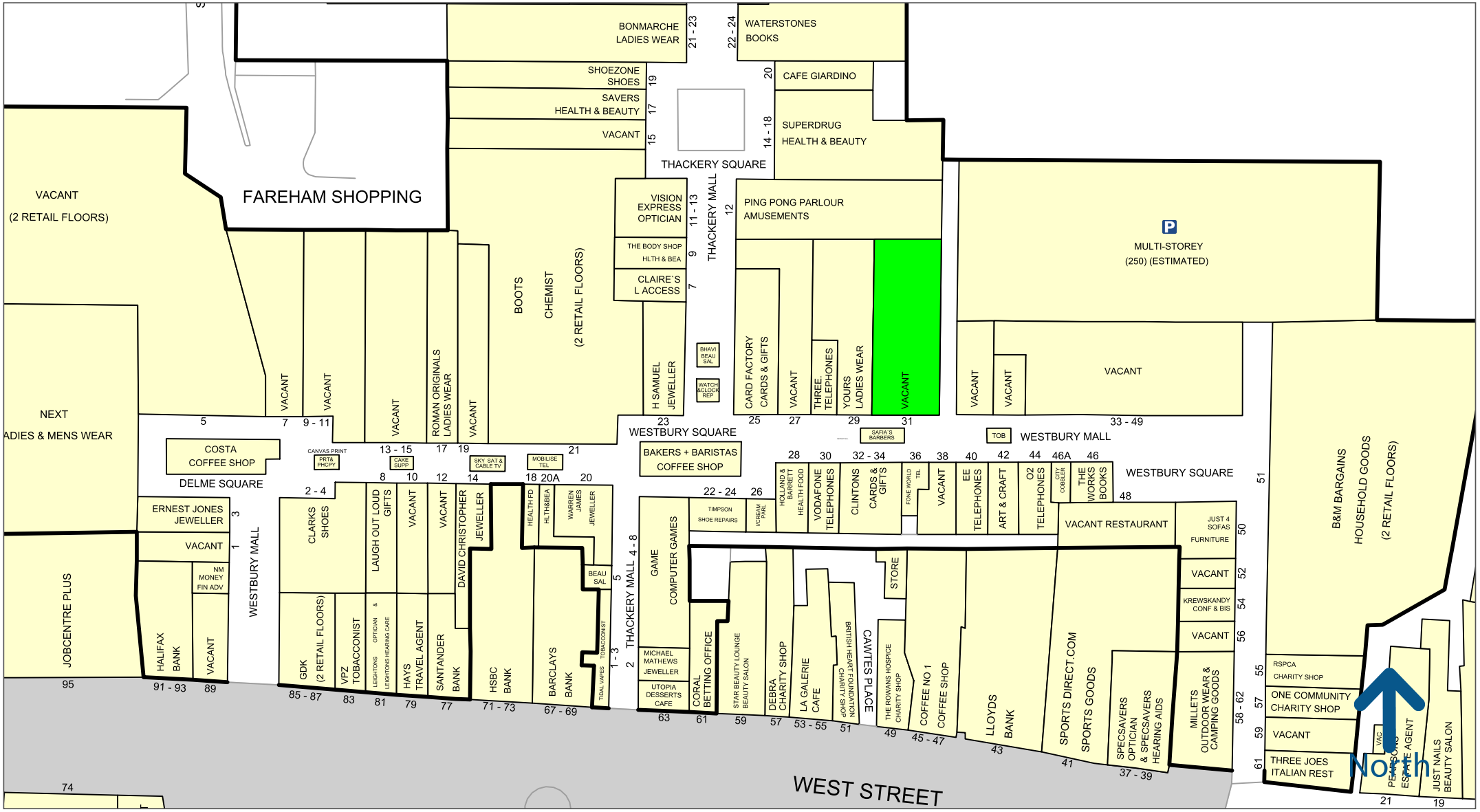
Or, **Vail Williams LLP**, contacting:

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

Subject to Contract

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



50 metres

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