

CLASS E OPPORTUNITY

FAREHAM

UNIT 22/23 (9-11 DELME SQUARE)



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 premises occupy a prominent position opposite **Clarks** with nearby occupiers including **Costa**, **Ernest Jones**, **Boots** and **David Christopher Jewellers**.

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

Accommodation

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

Ground Floor	4,311 sq. ft. (400.4 sq. m)
First Floor Ancillary	1,844 sq. ft. (171.3 sq. m)
Total	6,155 sq. ft. (571.7 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease 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 £44,186 per annum exclusive.

Business Rates

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

Rateable Value	£144,078
UBR (23/24)	0.512p

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

EPC

An EPC has been commissioned. 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:

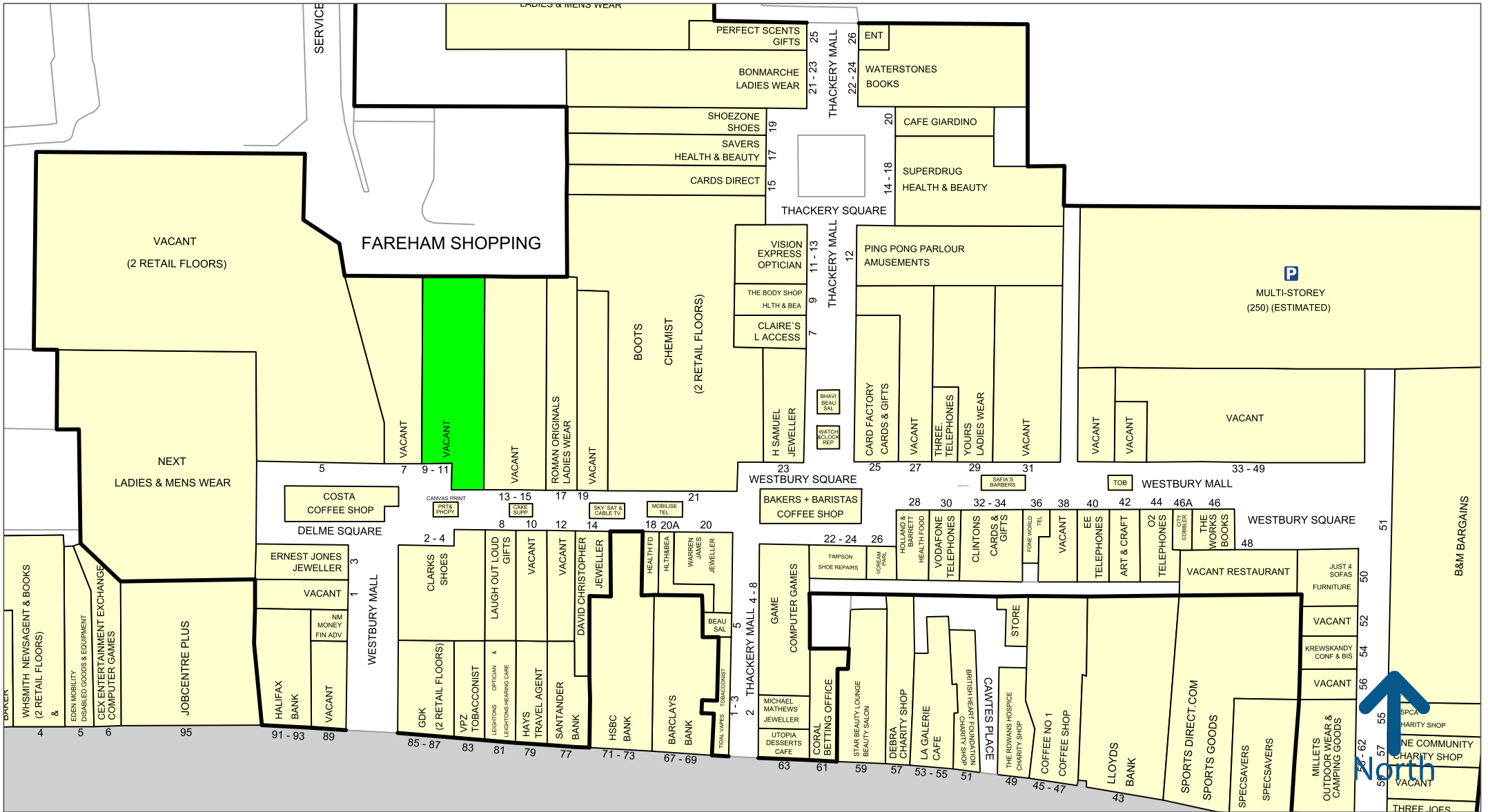
Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

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

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

Subject to Contract



50 metres

Experian Goad Plan Created: 03/10/2023

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

