

SHOP TO LET

FAREHAM

UNIT 63

WESTBURY MALL

FAREHAM SHOPPING CENTRE



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 the Chemist** and **B&M**. The unit is opposite **Thomas Cook** and nearby **EE**, **The Works** and **Monsoon**.

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	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 £44,812 per annum exclusive.

Business Rates

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

Rateable Value	£124,000
UBR (20/21)	0.512p

All parties are to be 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

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.Willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

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

Tim Clark 0239 220 3200
tclark@vailwilliams.com

Subject to Contract

