

# CLASS E OPPORTUNITY

## FAREHAM

### UNIT 65B

### 27 WESTBURY MALL

### FAREHAM SHOPPING CENTRE



#### Description

Fareham Shopping Centre is a 500,000 sq. ft. fully enclosed shopping centre with key tenants including **Debenhams, Next, Boots, Waterstones** and **Superdrug**.

The premises occupy a prominent position. Other occupiers include **Costa, Carphone Warehouse, Thomson, Boots** and **Dorothy Perkins**.

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

#### Accommodation

The premises have the following approximate floor areas:

<b>Ground Floor</b>	2,229 sq. ft. (207 sq. m)
<b>First Floor</b>	887 sq. ft. (82.4 sq. m)
<b>Second Floor</b>	623 sq. ft. (57.9 sq. m)
<b>Total</b>	<b>3,739 sq. ft. (347.3 sq. m)</b>

#### 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 £27,209 per annum exclusive.

#### Business Rates

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

<b>Rateable Value</b>	£76,500
<b>UBR (22/23)</b>	0.512p

All parties are to 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

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

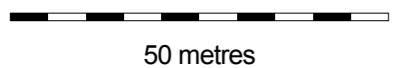
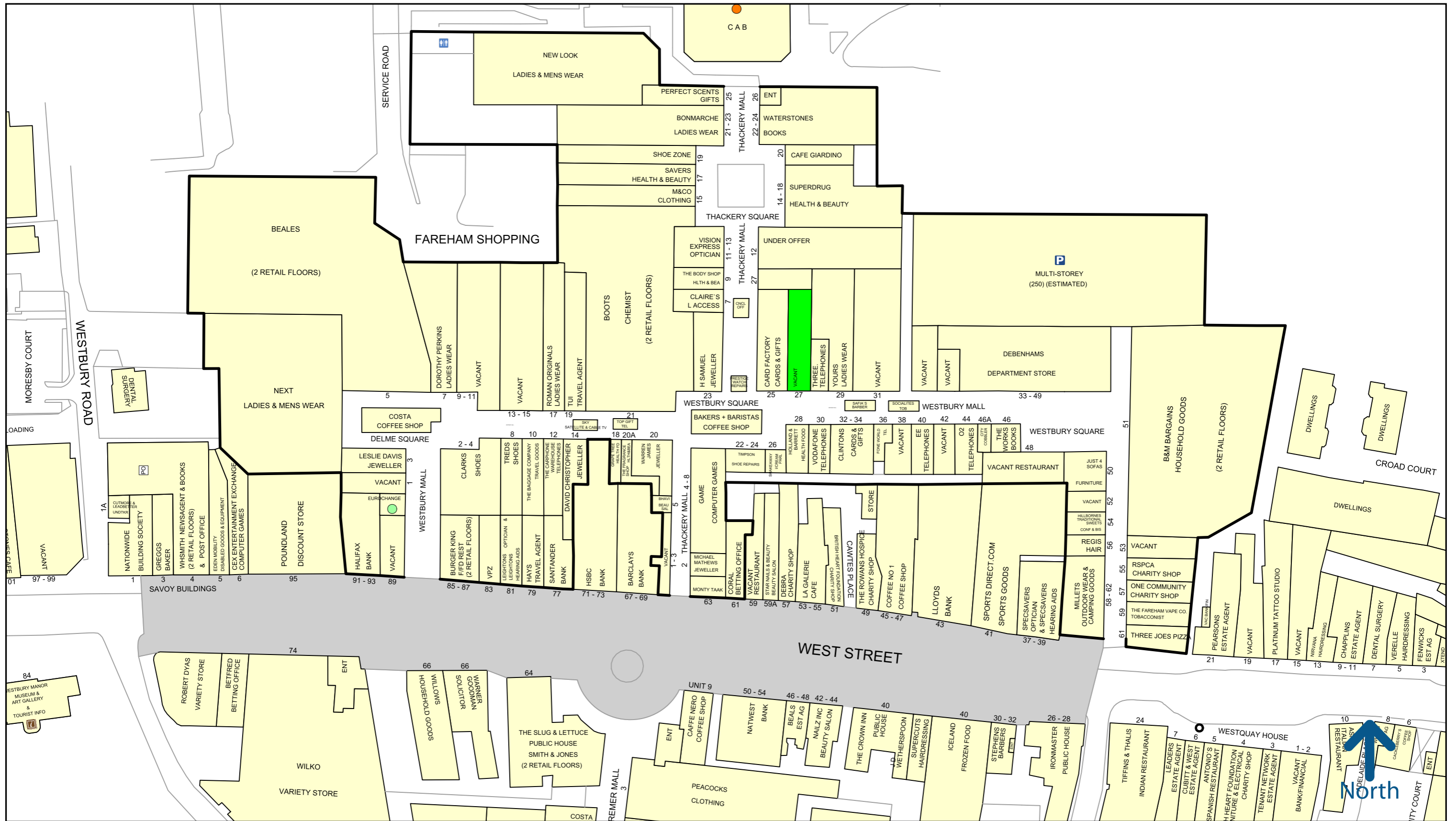
**Mike Willoughby** 07810 480291  
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**Ben Sykes** 07572 075103  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

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

**Tim Clark** 0239 220 3200  
[tclark@vailwilliams.com](mailto:tclark@vailwilliams.com)

Subject to Contract



Experian Goad Plan Created: 11/03/2020  
Created By: Green and Partners



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