

# CLASS E OPPORTUNITY

## FAREHAM

### UNIT 66

### 12 THACKERAY 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 **Vision Express** and nearby **Superdrug, Monsoon / Accessorise, Card Factory** and **Bon Marche**.

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

#### Accommodation

The premises are arranged over ground floor only, comprising the following areas and dimensions:

<b>Internal width</b>	28 ft 4	(8.63 m)
<b>Ground Floor</b>	1,082 sq. ft.	(100.52 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

## £90,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £45,124.46 per annum exclusive.

#### Business Rates

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

<b>Rateable Value</b>	£110,000
<b>UBR (22/23)</b>	0.512p

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

#### EPC

The property has an EPC rating of C 54. 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:

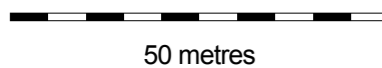
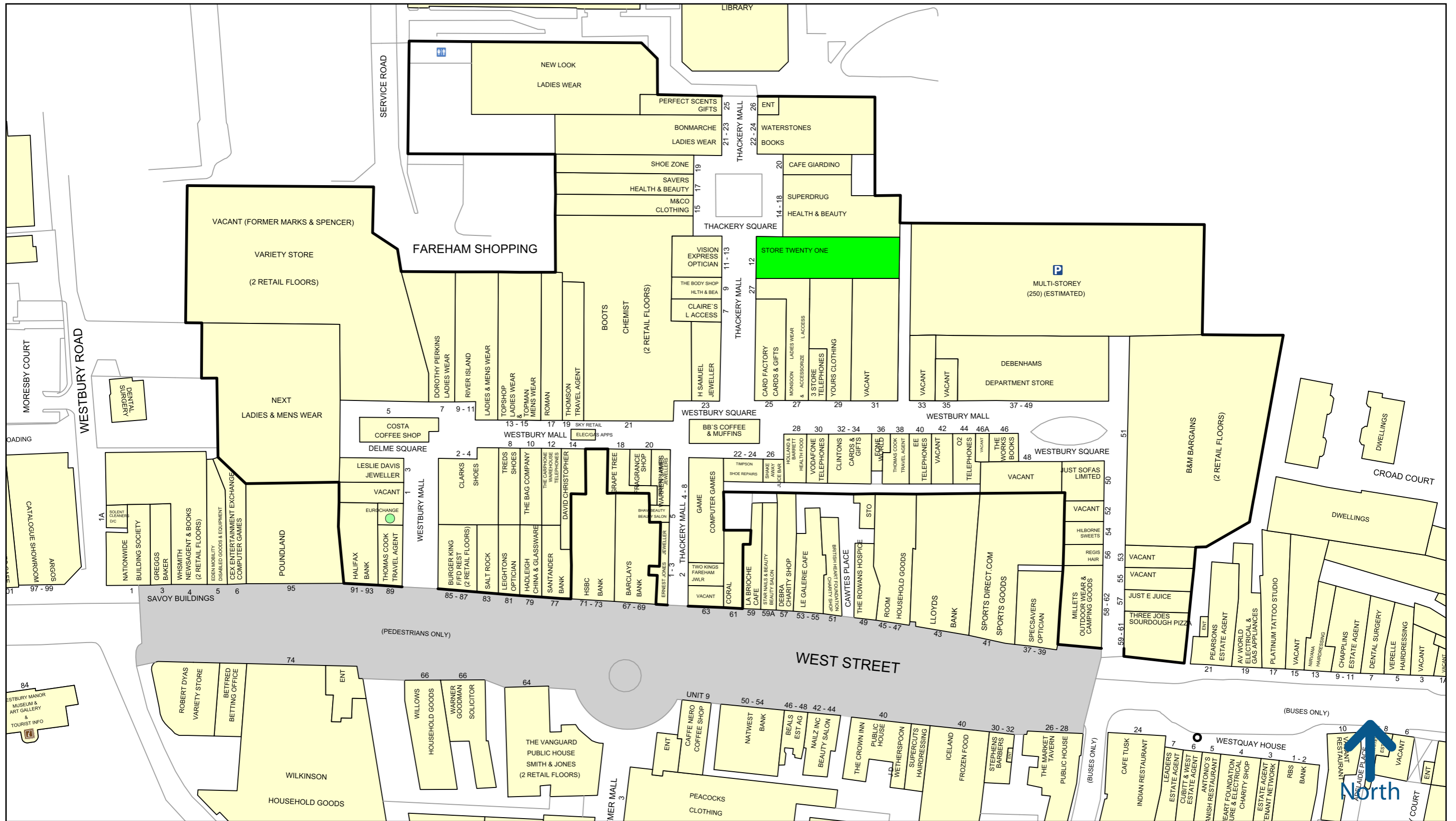
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[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

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

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

*Subject to Contract*



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Created By: Green and Partners



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