CLASS E OPPORTUNITY
FAREHAM
UNIT 76
(53 WESTBURY MALL)

SUBJECT TO VACANT POSSESSION

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**.

Other multiple retailers present in the scheme include **Next, B&M, Millets** and **Three Joes**.

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	965 sq. ft.	(89.65 sq. m)
First Floor	337 sq. ft.	(31.31 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 £10,061 per annum.

Subject to Contract

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

Rateable Value	£12,000
UBR (23/24)	0.499p

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

EPC
The property has an EPC rating of D 82. A full report is available upon request

Legal Costs
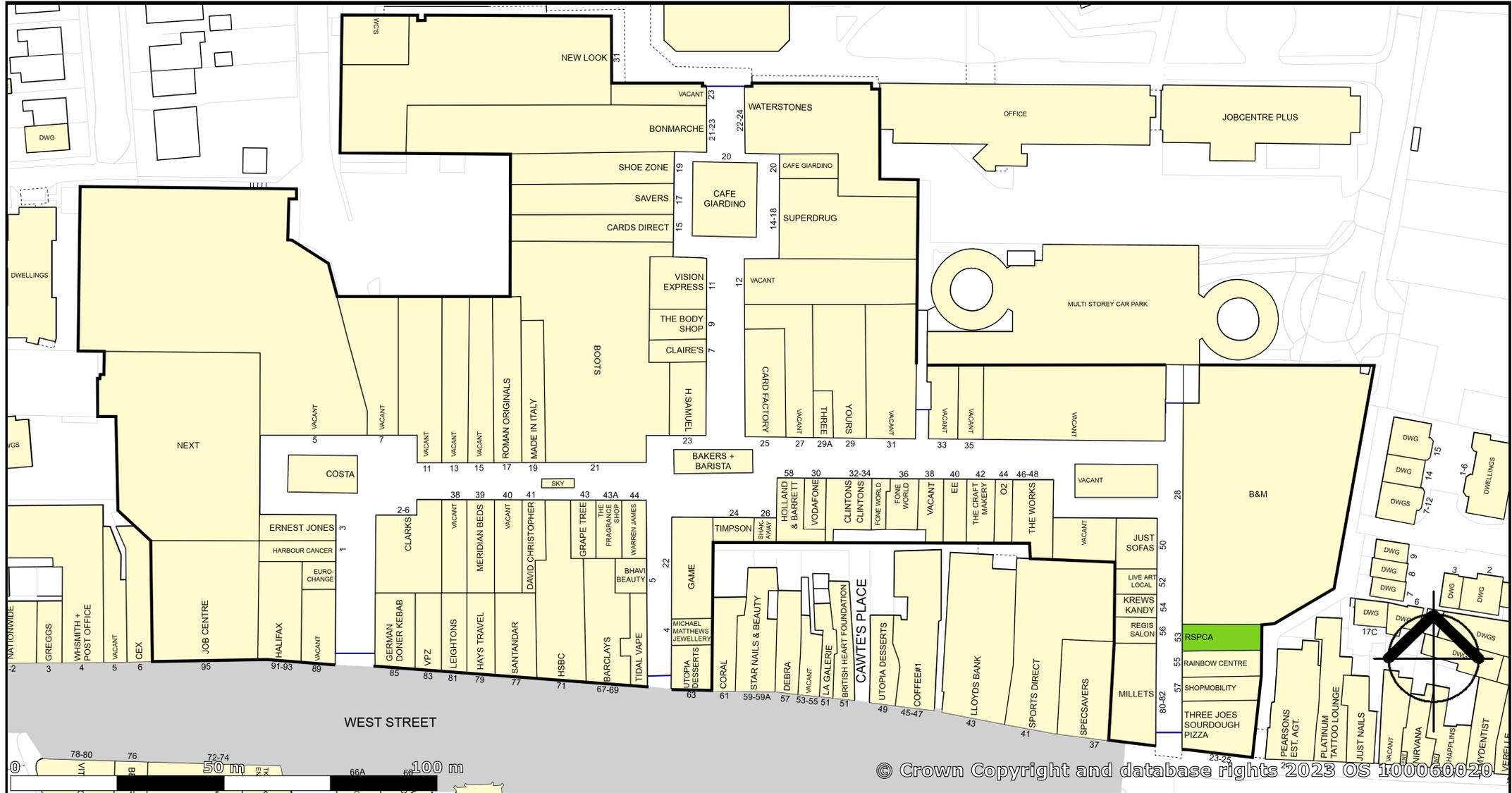Each party to be responsible for their own legal costs incurred in this transaction.

Viewing
Strictly by appointment through sole 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

Fareham

W.C.s

NEW LOOK 31

VACANT 23

WATERSTONES

OFFICE

JOBCENTRE PLUS

BONMARCHE 21-23 22-24

SHOE ZONE 19 20 CAFE GIARDINO 20

SAVERS 17 CAFE GIARDINO 14-18 SUPERDRUG

CARDS DIRECT 15

CAFE GIARDINO

VISION EXPRESS 11 12 VACANT

MULTI STOREY CAR PARK

THE BODY SHOP 9

CLAIRE'S 7

BOOTS

H SAMUEL

CARD FACTORY

VACANT THREE YOURS VACANT VACANT VACANT VACANT

DWELLINGS

NEXT

VACANT 5 VACANT 7 VACANT VACANT VACANT ROMAN ORIGINALS MADE IN ITALY

23 25 27 29A 29 31 33 35

VACANT

B&M

DWG

DWG 14 15

COSTA

BAKERS + BARISTA

11 13 15 17 19 21

DWGS 7-12 1-6

DWELLINGS

SKY

58 30 32-34 36 38 40 42 44 46-48

HOLLAND & BARRETT VODAFONE CLINTONS CLINTONS FONE WORLD FONE WORLD VACANT EE THE CRAFT MAKERY O2 THE WORKS

VACANT

38 39 40 41 43 43A 44

ERNEST JONES 3 2-6 VACANT MERIDIAN BEDS VACANT DAVID CHRISTOPHER GRAPE TREE THE FRAGRANCE SHOP WARREN JAMES

CLARKS

24 26

TIMPSON SHAK-AWAY

JUST SOFAS 50

DWG 8 9

DWG 3 2

HARBOUR CANCER 1

EURO-CHANGE

BHAVI BEAUTY 5

GAME 22

LIVE ART LOCAL 52

DWG 6

KREWS KANDY 54

17C

NATIONWIDE

GREGGS

WH SMITH + POST OFFICE

VACANT

CEX

JOB CENTRE

HALIFAX

VACANT

GERMAN DONER KEBAB VPZ LEIGHTONS HAYS TRAVEL SANTANDAR HSBC BARCLAYS TIDAL VAPE

MICHAEL MATTHEWS JEWELLERY 4

UTOPIA DESSERTS 63

CORAL STAR NAILS & BEAUTY DEBRA VACANT LA GALERIE BRITISH HEART FOUNDATION

CAWTE'S PLACE

UTOPIA DESSERTS COFFEE#1 LLOYDS BANK SPORTS DIRECT SPECSAVERS

VACANT

REGIS SALON 56 53 RSPCA

RAINBOW CENTRE 55

SHOPMOBILITY 57

PEARSONS EST. AGT.

PLATINUM TATTOO LOUNGE JUST NAILS VACANT NIRVANA CHAPLINS DENTIST

-2 3 4 5 6 95 91-93 89 85 83 81 79 77 71 67-69 5 61 59-59A 57 53-55 51 51 49 45-47 43 41 37 80-82

MILLETS

28

THREE JOES SOURDOUGH PIZZA 23-25

WEST STREET

0 50 m 100 m

78-80 76 72-74 66A 66

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