

MALL CAFÉ/ COFFEE SHOP OPPORTUNITY FAREHAM UNIT 87 (48 WESTBURY MALL)



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 unit is opposite **B&M** with nearby occupiers including **Vodafone** and **O2**.

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	1,131 sq. ft.	(105.07 sq. m)
First Floor	400 sq. ft.	(37.16 sq. m)
Mall Seating	1,350 sq. ft.	(125.42 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 £17,606 per annum.

Business Rates

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

Rateable Value	£21,000
UBR (26/27)	0.382p

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

EPC

The property has an EPC rating of E 110. 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:

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

Frankie Souto **07497 390998**
frankie.souto@greenpartners.co.uk

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

Tim Clark **0239 220 3200**
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Subject to Contract

