# CLASS E OPPORTUNITY

# UNIT 70-75 45-49 OSBORN SQUARE FAREHAM SHOPPING CENTRE



# Description

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

The premises occupy a prominent position adjacent to **B&M Bargains** and the rear multi storey car park pedestrian entrance. Other occupiers include **O2, Holland & Barrett, Vodafone** and **Card Factory.** 

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

# Accommodation

The premises are arranged over ground and first floors, providing the following approximate areas:

Ground Floor	11,587 sq. ft.	(1,076.46 sq. m)
First Floor	15,700 sq. ft.	(1,458.57 sq. m)

#### Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

#### Rent

Upon application.

# **Service Charge**

The current service charge for the financial year is £92,224 plus £4,887 insurance per annum.

#### **Business Rates**

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

Rateable Value	£110,000
UBR (24/25)	0.546p

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

Strictly by appointment through joint agents, **Green & Partners**, contacting:

0239 220 3200

Mike Willoughby07810 480291mike.willoughby@greenpartners.co.uk

Ben Sykes 07572 075103 ben.sykes@greenpartners.co.uk

Or, Vail Williams LLP, contacting:

Tim Clark tclark@vailwilliams.com

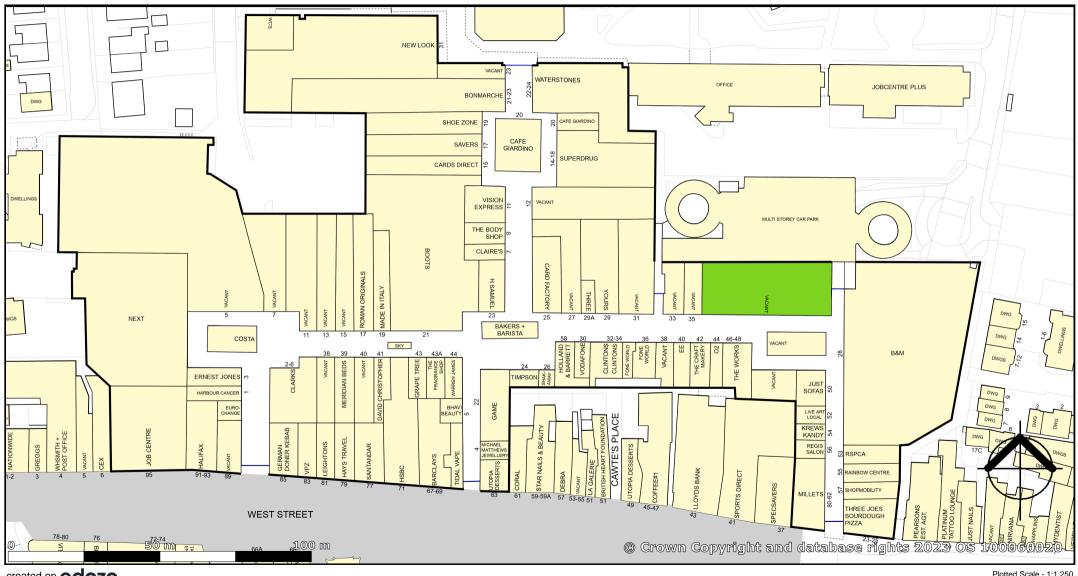
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Fareham



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Plotted Scale - 1:1,250