

CLASS E OPPORTUNITY

FAREHAM

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 be 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:

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

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

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

Tim Clark **0239 220 3200**
tclark@vailwilliams.com

Subject to Contract

