



QUALIFIES FOR SMALL BUSINESS RR

## 1st Floor Milton House, 7 High Street, Fareham, PO16 7AN

### FIRST FLOOR CHARACTER OFFICE SUITES

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	423 sq ft / 39.30 sq m
<b>Rent</b>	£7,500 per annum
<b>Rates Payable</b>	£2,744.50 per annum
<b>Rateable Value</b>	£5,500
<b>EPC Rating</b>	E (118)

#### Key Points

- Character Office Suite
- Town Centre Location
- Off Street Private Parking
- Night Storage Heating



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## Description

The access to the suite is via the principal entrance porch from the High Street, leading into a large inner hall. Benefits include:

- \* Off street car parking to the rear
- \* Use of male and female cloakrooms
- \* Carpeting
- \* Night storage heating

## Location

The property is situated towards the southern end of the High Street, on the western side, close to the junction with West Street, within the Town's traditional professional office location. The property is approximately 3 kms from the M27 which provides access to Portsmouth and Southampton. Fareham is well served with shopping and leisure facilities including Sainsbury's, Tesco and the Fareham Shopping Centre.



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
1st	373	34.65	To Let	Available
Ancillary	50	4.65	To Let	Available
<b>Total</b>	<b>423</b>	<b>39.30</b>		



## Terms

The suite is available on new effective full repairing and insuring leases for a term to be agreed.

## Business Rates

Rateable value: £5,500 - Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

You are advised to confirm the rates payable with the local council before making a commitment

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping & management fees.

Additionally building insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

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