

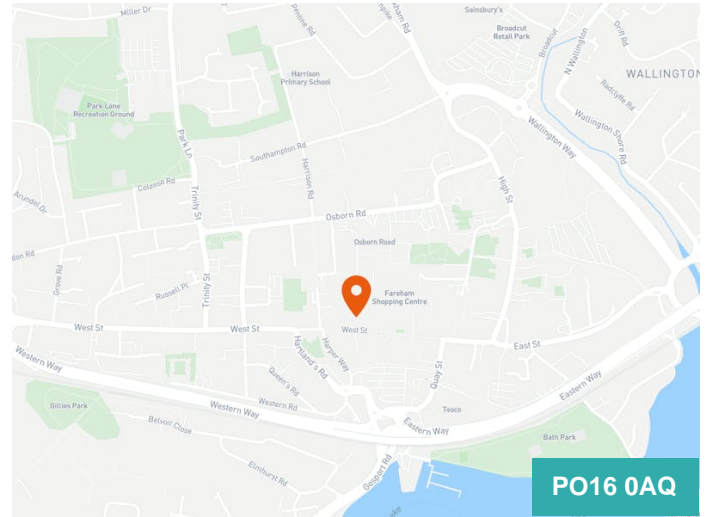
FAREHAM

Unit 28 (89 West Street)
Fareham Shopping Centre,
PO16 0AQ



CAFE (A1) / RESTAURANT / RETAIL TO LET 1,085 SQ FT

- Prime corner position at entrance to shopping centre
- Extensive return frontage
- Suitable for variety of uses



Summary

Available Size	1,085 sq ft
Rateable Value	£23,000
Service Charge	£19,283 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property is arranged over ground and first floors.

Location

The unit occupies a prime location on West Street, a busy pedestrianised retail thoroughfare. The Market Quay retail and leisure scheme is directly opposite, which is anchored by a 5 screen Reel Cinema. The unit is in a corner position at the main entrance to Fareham Shopping Centre, a 458,000 sq ft covered shopping centre. Occupiers nearby include Loungers, Nandos and Slug & Lettuce.

Terms

Available on a new lease basis for a term to be agreed, subject to 5 yearly rent reviews.

Planning

We understand that the premises benefit from Class E use within the Use Classes Order 2020 (as amended).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,085	100.80
1st	301	27.96
Total	1,386	128.76

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

Viewings via joint sole agents:

Tim Clark
 tclark@vailwilliams.com
 07584 214662

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



Tim Clark
 07584 214662
 tclark@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 14/11/2023