

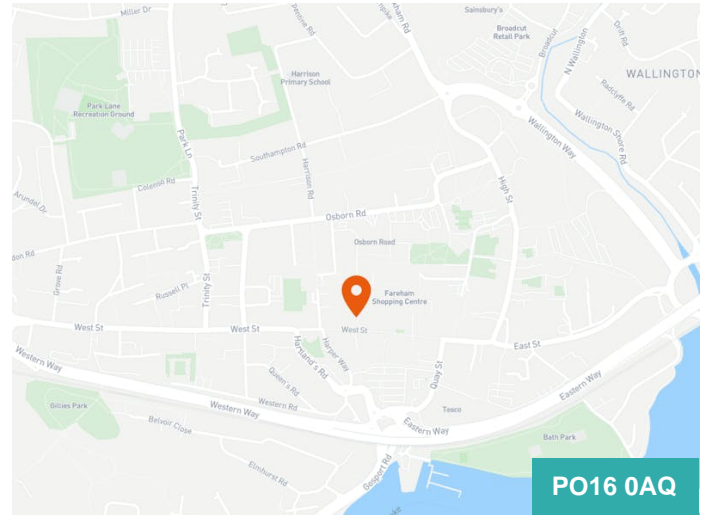
FAREHAM

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.

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:

Leanne Conroy
lconroy@vailwilliams.com
07798 650774

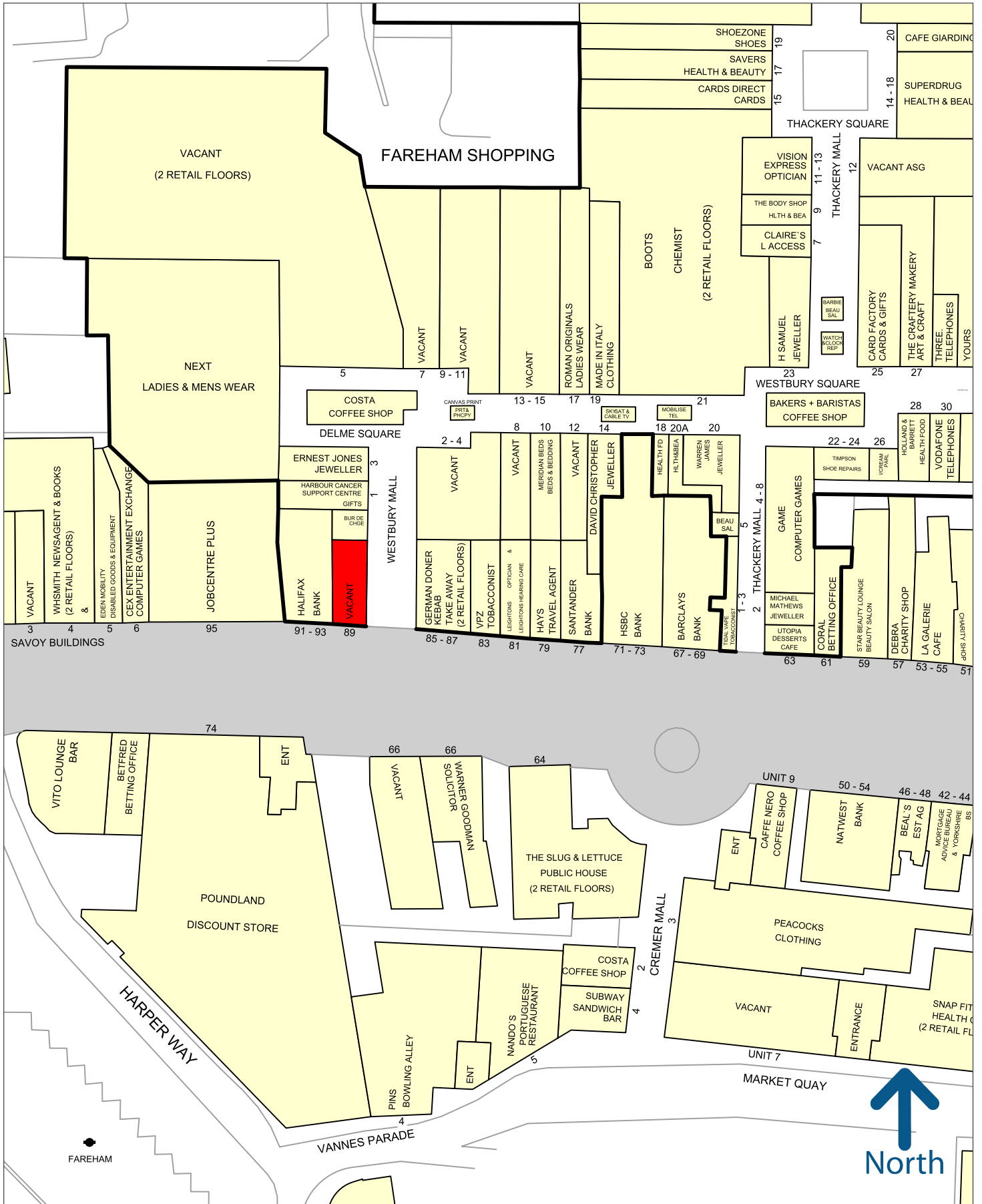
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50 metres

Experian Goad Plan Created: 13/06/2024
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