

# FAREHAM

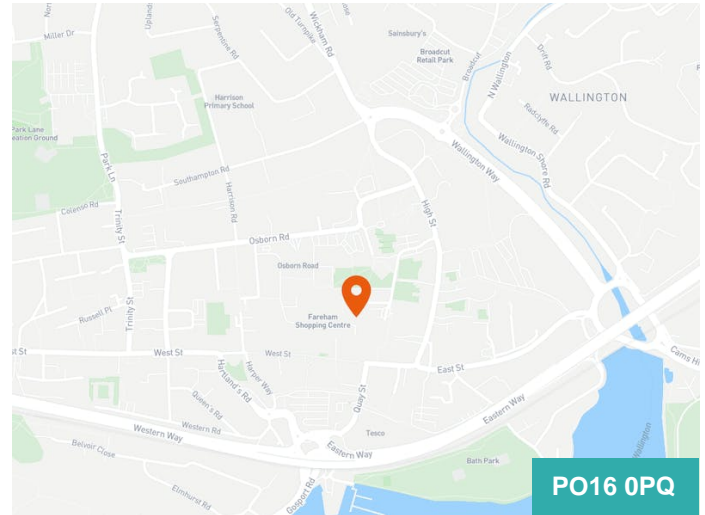
Unit 87 (48 Westbury Mall),  
Fareham Shopping Centre,  
PO16 0PQ



## LEISURE / OTHER / RETAIL TO LET

**2,881 SQ FT**

- Covered shopping centre
- Existing cafe use



## Summary

<b>Available Size</b>	2,881 sq ft
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	E (110)

## Description

Ground floor cafe unit with external mall area providing extensive seating. Ancillary first floor accommodation.

## Location

Fareham Shopping Centre is a 500,000 sq ft fully enclosed shopping centre with key tenants including Next, Boots, Waterstones and Superdrug. Retailers operating in the vicinity include The Works, Millets and B&M Stores. The unit is opposite B&M Stores with nearby occupiers including Vodafone and O2.

## Terms

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to upward only rent reviews every 5 years.

## Legal Costs

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

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground	1,131	105.07	To let	Available
1st	400	37.16	To let	Available
Outdoor - Mall Seating	1,350	125.42	To let	Available
<b>Total</b>	<b>2,881</b>	<b>267.65</b>		

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Viewings

Viewings via joint sole agents:

Tim Clark  
 tclark@vailwilliams.com  
 07584 214662

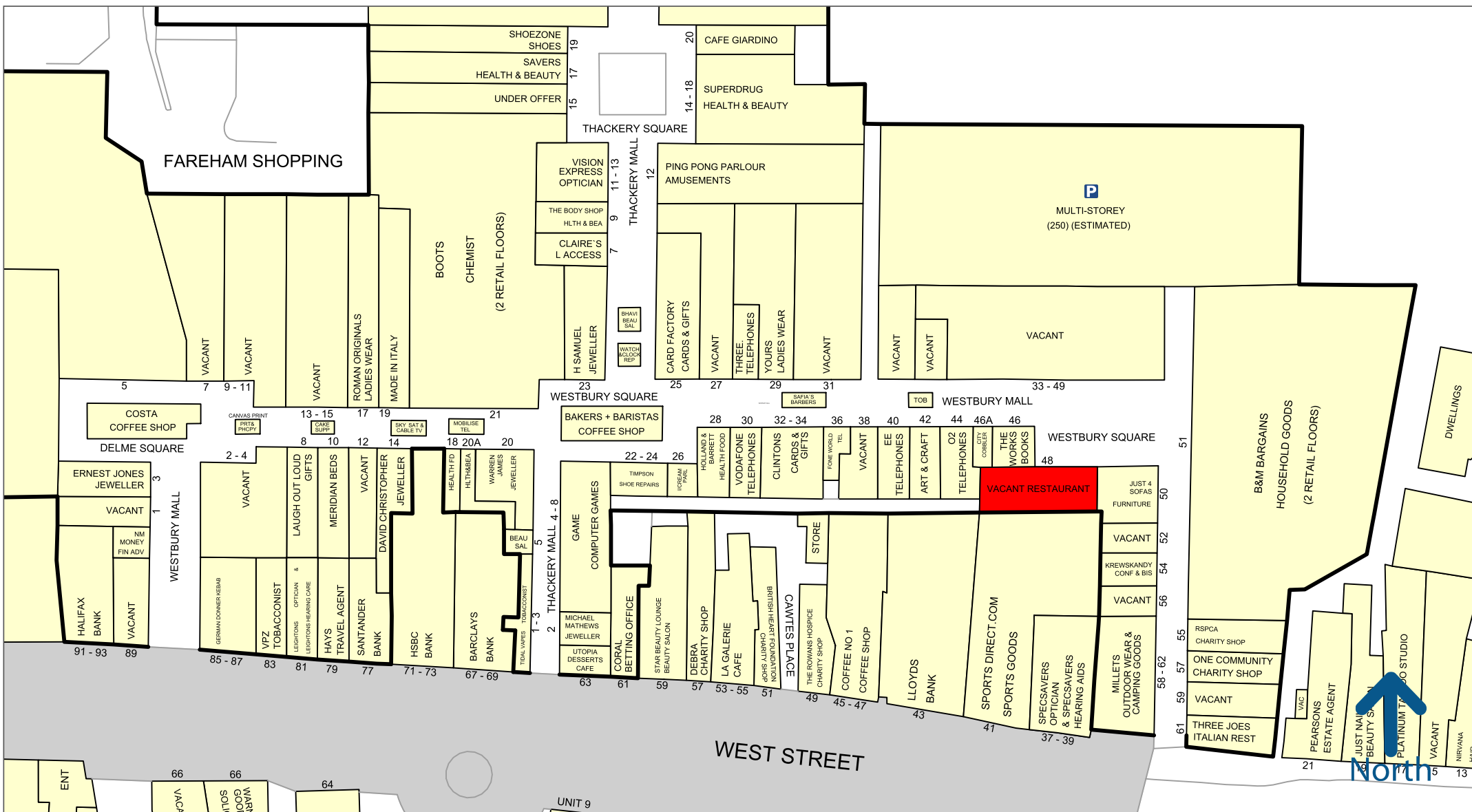
Ben Sykes  
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50 metres

Experian Goad Plan Created: 05/10/2023

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