



91 SOUTHAMPTON ROAD, FAREHAM, SO31 6AF

RETAIL TO LET

2,866 SQ FT (266.26 SQ M)

 **Vail
Williams**

Summary

Roadside Retail

Available Size 2,866 sq ft

Rent £47,500 per annum

Rateable Value £40,500

EPC Rating Upon Enquiry

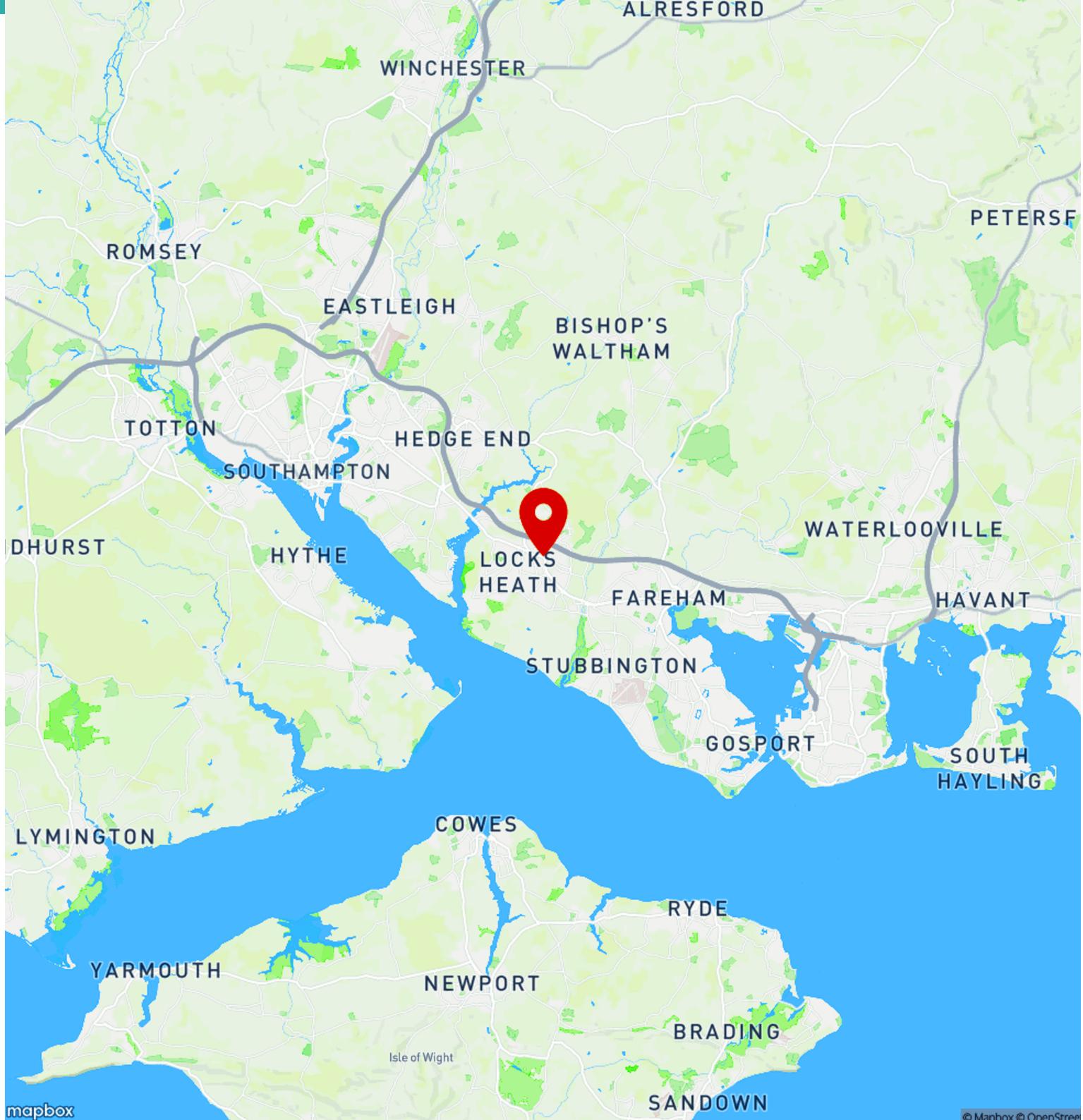
- Busy roadside position
- Opposite Southampton Road Retail Park
- Standalone building
- Dedicated car parking
- Suitable for a variety of uses



Location

 91 Southampton Road, Park Gate, Fareham, SO31 6AF

The property is situated directly south of Junction 9 of the M27 motorway. Southampton Road retail park is opposite where occupiers include Halfords, Currys, Home Bargains, Pets at Home, B&Q. further occupiers in nearby proximity include Smyths Toys, The Gym, Dunelm. In addition there is a Premier Inn and TGI Fridays nearby. Solent Business Park and Whiteley Shopping Centre are situated, 5 minutes drive away, on the north side of Junction 9 of the M27 motorway.





Further Details

Description

A prominent standalone roadside retail unit with frontage to Southampton Road. The premises are arranged over ground only and benefit from extensive display frontage.

The property has a dedicated car park adjacent, providing 12 spaces.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,866	266.26
Total	2,866	266.26

Terms

The property is available on a new lease on terms to be agreed.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

VAT

VAT will be chargeable on the terms quoted.



Enquiries & Viewings

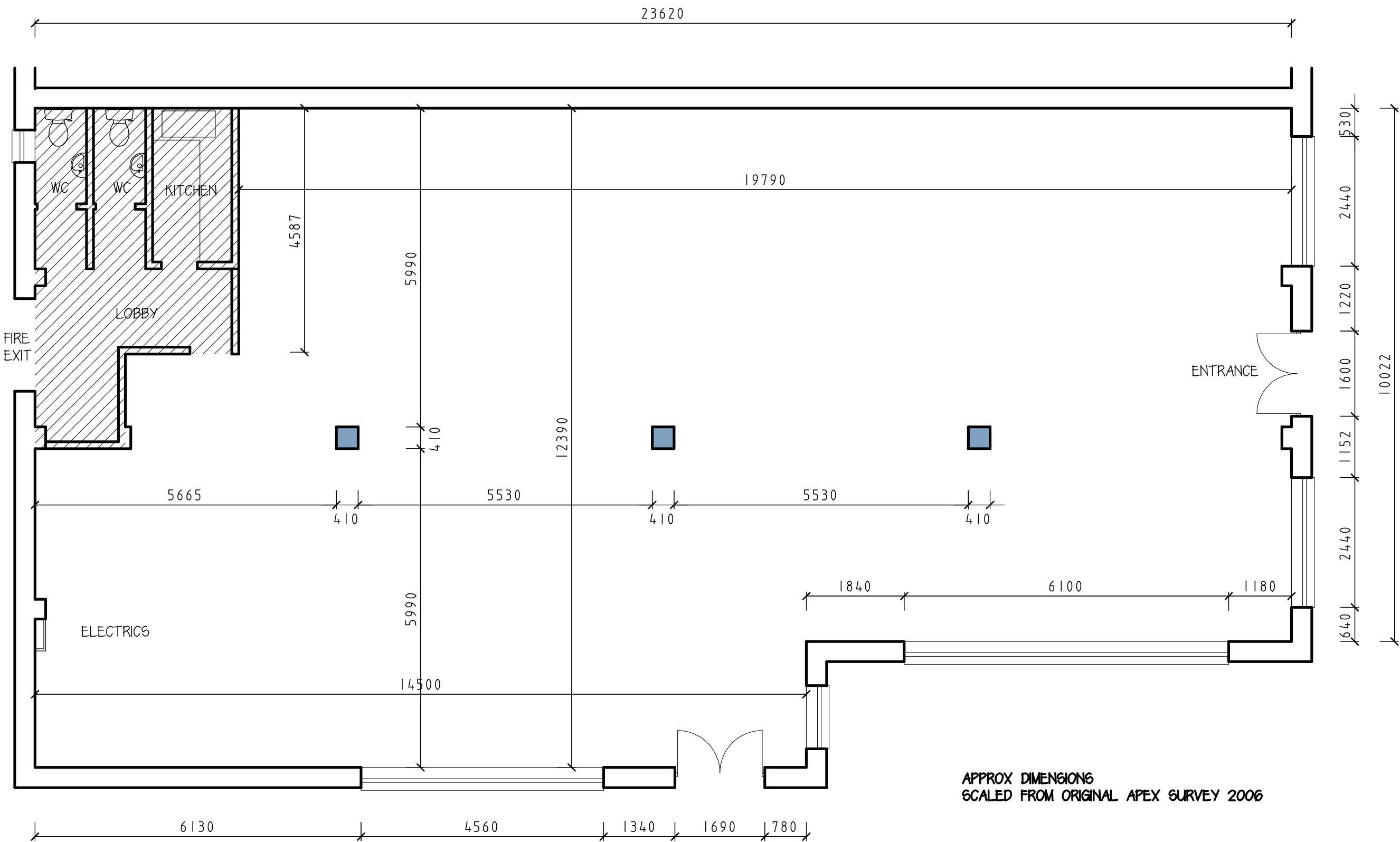


Tim Clark

tclark@vailwilliams.com

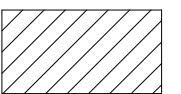
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APPROX TOTAL AREA =
271 SQ M
2917 SQ FT

SHOWROOM SPACE = 250 SQ M



ANCILLARY SPACE = 21 SQ M

FAREHAM SHOWROOM
91 SOUTHAMPTON RD

SCALE 1:75 AT A3
DATE 18/11/15

TOTAL SHELL AND AREA