



## 201A & 201B West Street, Fareham, PO16 0EN

### NEW BUILD - 2 GROUND FLOOR RETAIL UNITS

#### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	537 to 1,290 sq ft / 49.89 to 119.84 sq m
<b>Business Rates</b>	To be assessed
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

#### Key Points

- Available Separately or as One Unit
- Prominent Position in Busy Location
- 2 Allocated Parking Spaces per Unit
- 2 Newly Constructed Commercial Units
- Available For Sale or To Let



## Description

Two ground floor commercial units available separately or as one unit within a newly built development located in a prominent position along West Street, Fareham.

Unit 1: Ground floor retail unit with a glazed shop front and open plan retail area, store/office, WC and two allocated parking spaces.

Unit 2: Ground floor retail unit with a glazed shop front and open plan retail area, WC and two allocated parking spaces.

## Location

The subject property is located on West Street, the principle commercial street which runs in a west to east direction linking with the A27 and East Street.

The property is located on the north side of West Street close to its junction with Trinity Street.

At this point West Street is characterised in the main by independent retailers and business premises.

Fareham is located between Portsmouth and Southampton and has excellent transport links

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	753	69.96	Under Offer
Unit - 2	537	49.89	Under Offer
<b>Total</b>	<b>1,290</b>	<b>119.85</b>	

## Terms

Rent - Guide Rent on Application. New Lease to be agreed.

Sale Price - Leasehold. Guide Price on Application.

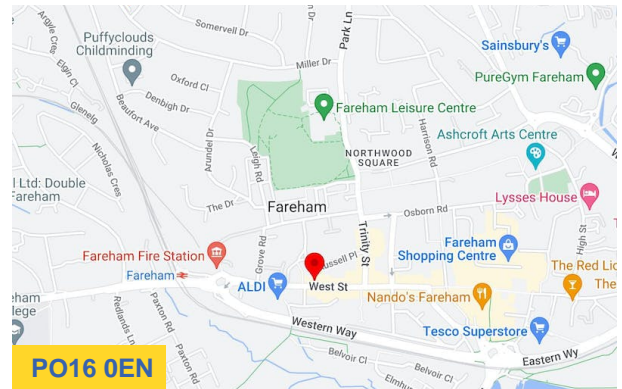
## Rateable Value

To be assessed by the Local Authority. You are advised to make your own enquiries in this regard before making a commitment to lease.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT.



## Viewing & Further Information

### Tom Holloway

023 9237 7800 | 07887602603  
tom@hi-m.co.uk

### Mr Simon Hake (Bartley West)

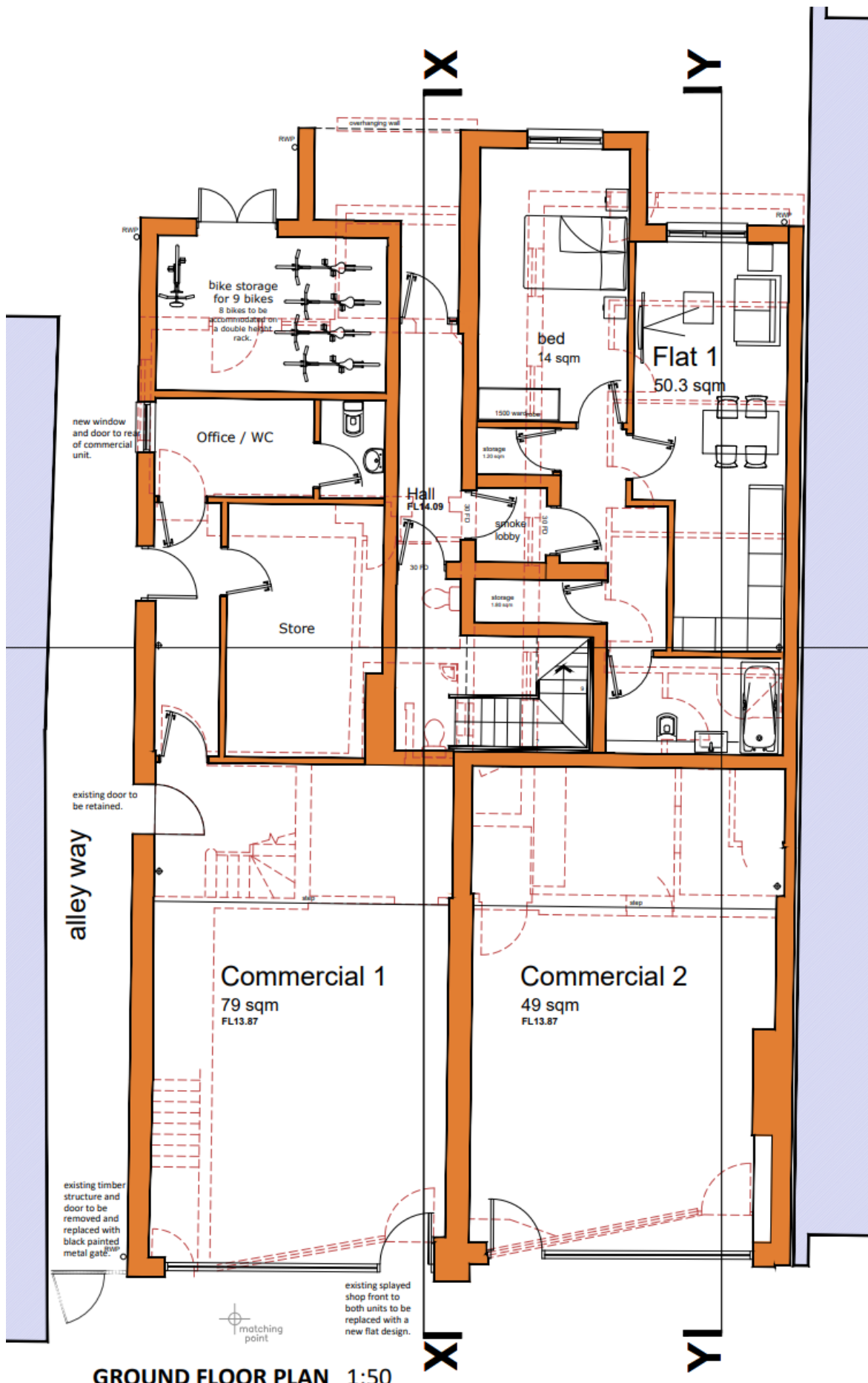
02380861123  
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**GROUND FLOOR PLAN 1:50**