



**3 SAVOY BUILDINGS, WEST STREET, FAREHAM, PO16  
0AD**

RETAIL FOR SALE

1,039 SQ FT (96.53 SQ M)



# Summary

## Retail Property with Self-Contained Flat – For Sale

Available Size 1,039 sq ft

Price £350,000

Rateable Value £16,500

EPC Rating D (92)

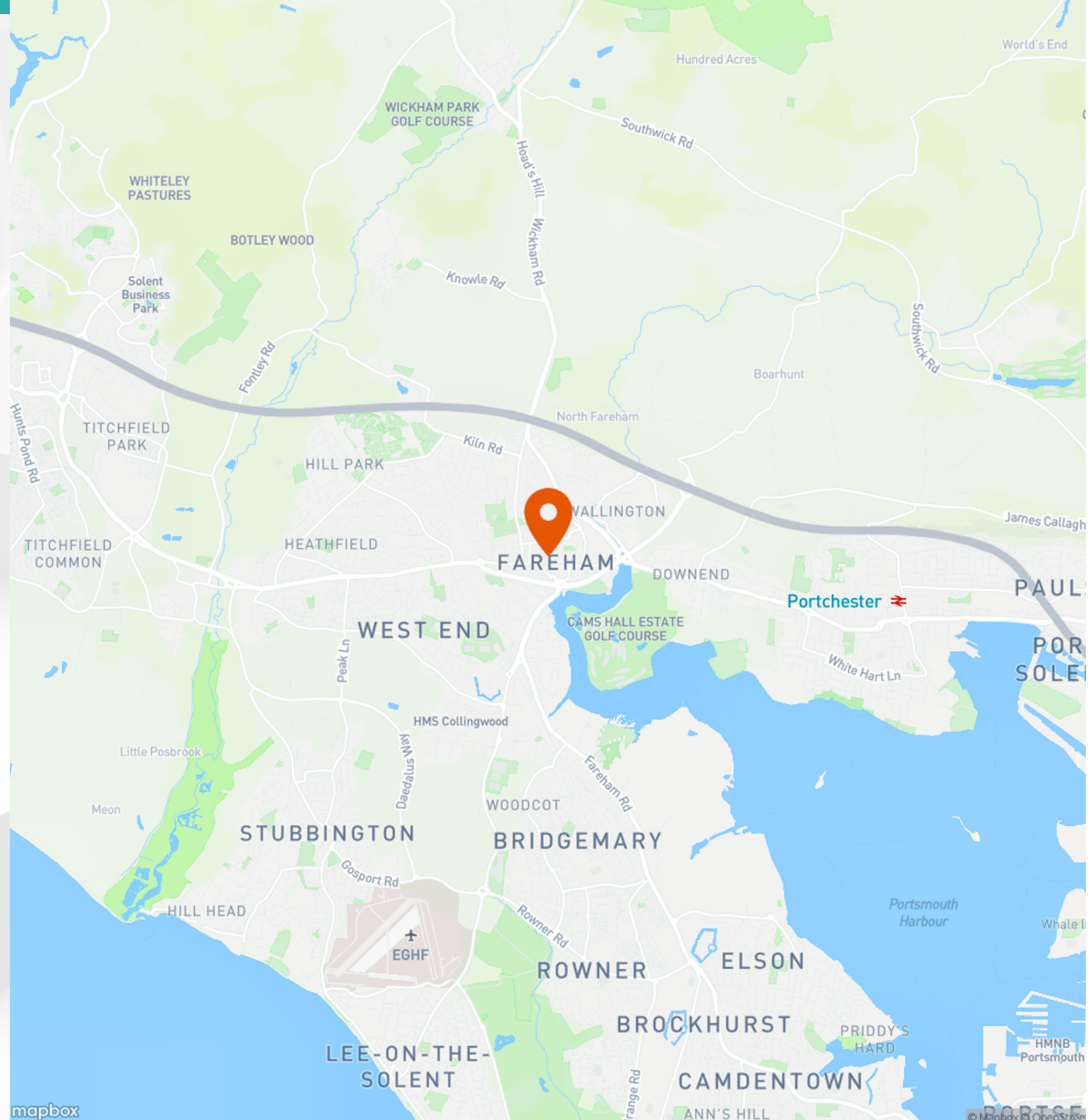


# Location



**3 Savoy Buildings, West Street, West Street, Fareham, PO16 0AD**

Savoy Buildings occupy a prime position within the pedestrianised section of West Street, Fareham the towns main retail throughfare. Fareham shopping centre is located immediately to the east, whilst Market Quay a mixed-use retail and leisure scheme is directly to the south. WH Smith are adjacent whilst other nearby occupiers include Poundland, TK Maxx, Loungers, MacDonald's and Greggs.



# Further Details

## Description

The building comprises a vacant ground floor retail unit and self-contained 2 bedroom first floor flat. The ground floor is arranged to provide a sales area with remote storage. Access to the first floor flat is via Westbury Road.

The first floor flat is let on an Assured Shorthold Tenancy from 15th September 2022 at the passing rental of £776.00 per calendar month.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	728	67.63
Ground - Ancillary	311	28.89
<b>Total</b>	<b>1,039</b>	<b>96.52</b>

## Terms

Freehold, subject to and with the benefit of the income from the first floor flat.

## 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 ground floor 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.

## 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 sole agents: Vail Williams Tim Clark - 07584 214662  
tclark@vailwilliams.com



## Enquiries & Viewings



**Tim Clark**

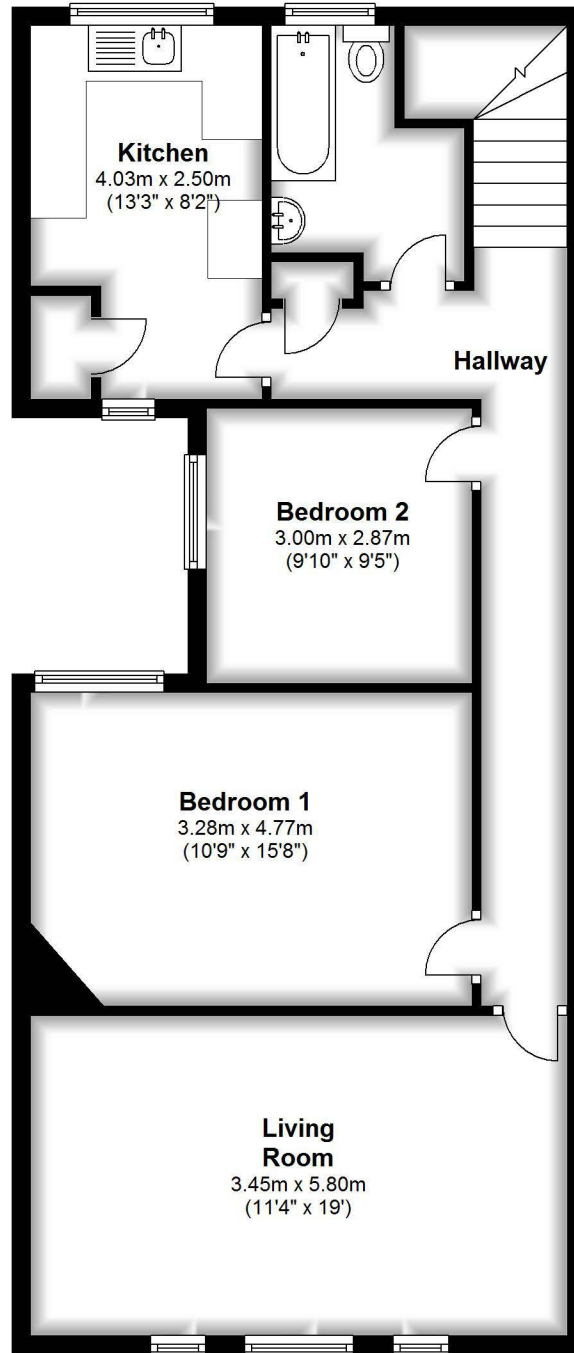
[tclark@vailwilliams.com](mailto:tclark@vailwilliams.com)

07584 214662



# Top Floor

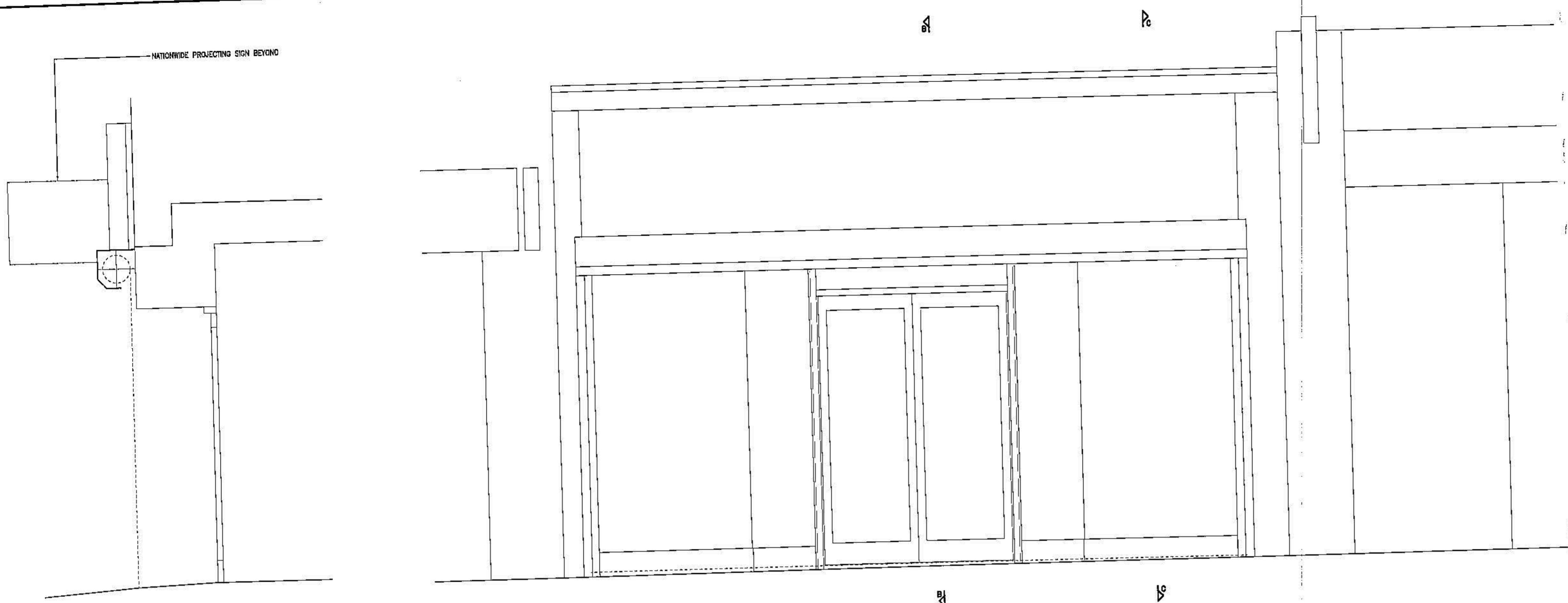
Approx. 75.4 sq. metres (811.3 sq. feet)



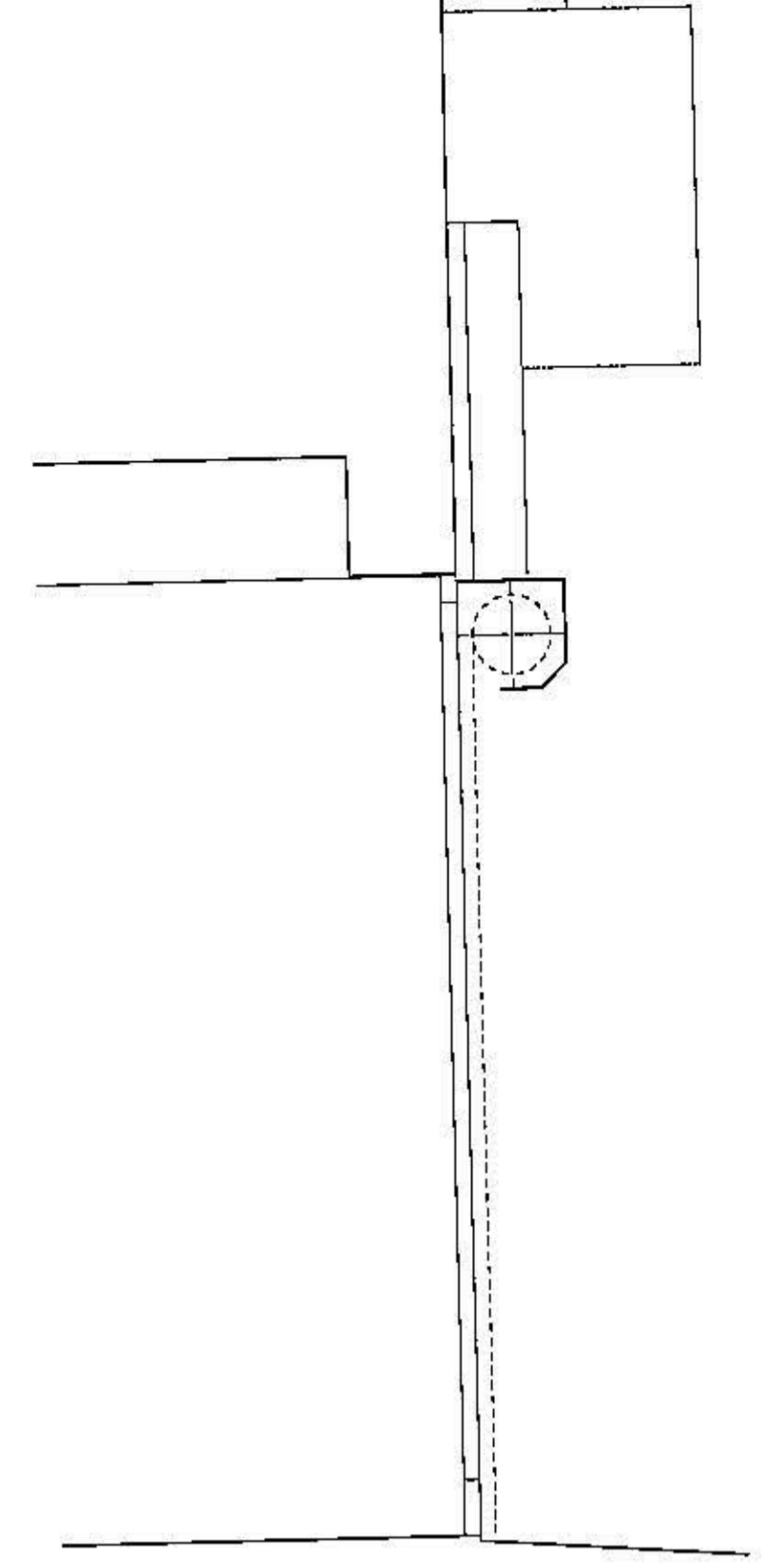
Total area: approx. 75.4 sq. metres (811.3 sq. feet)

WH SMITH PROJECTING SIGN BEYOND

NATIONWIDE PROJECTING SIGN BEYOND

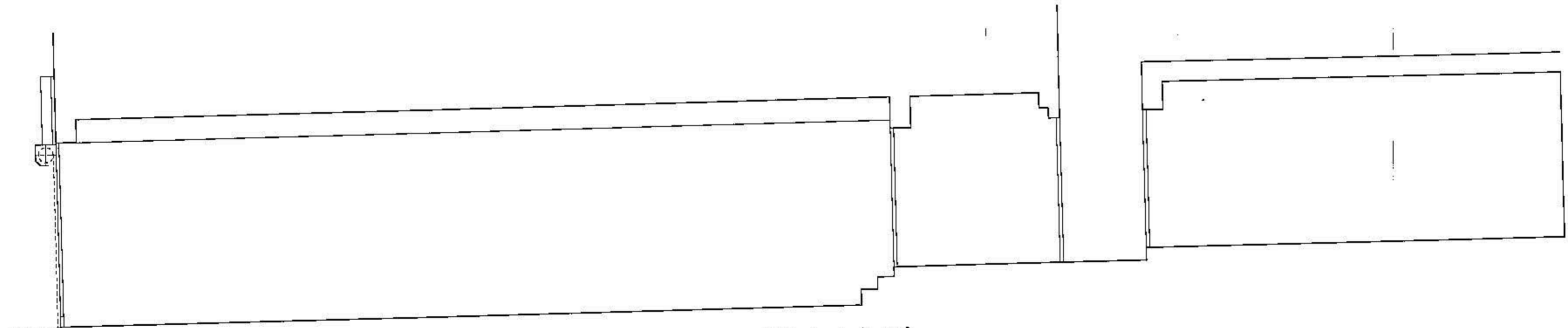


ELEVATION ON SHOP FRONT (1:20).



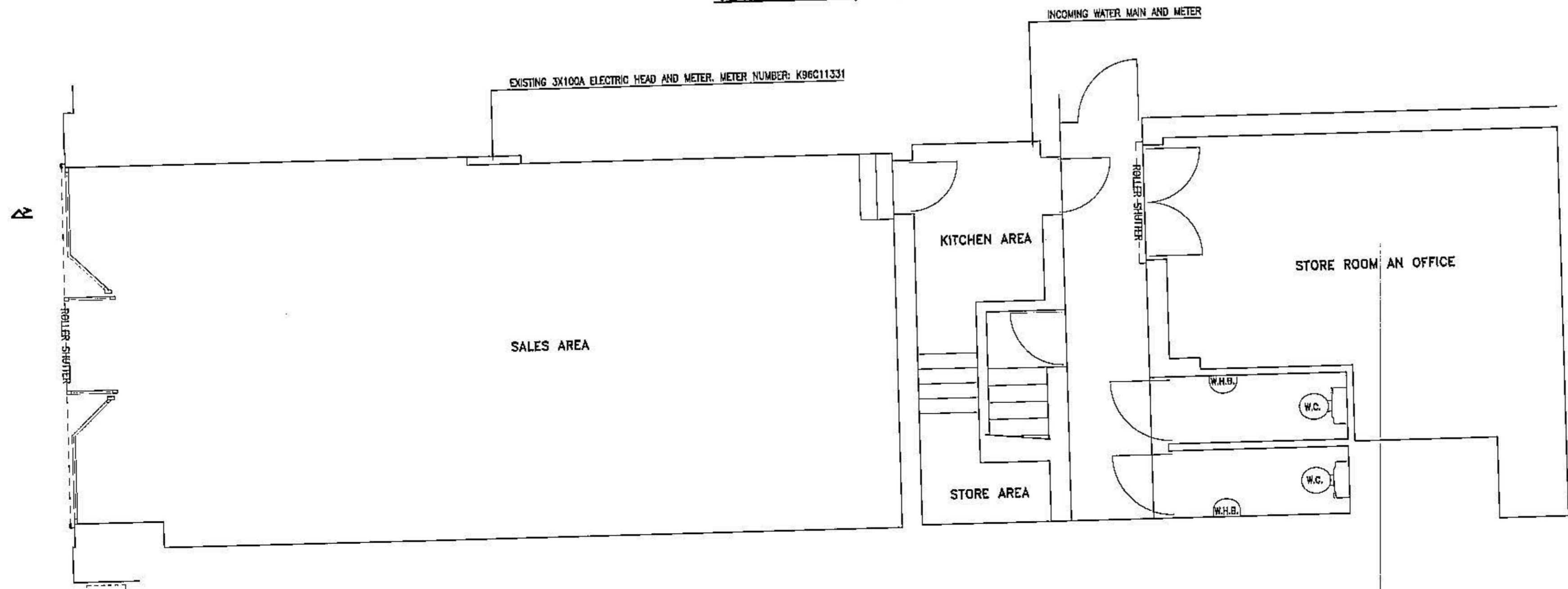
SECTION C-C (1:20).

SECTION B-B (1:20).



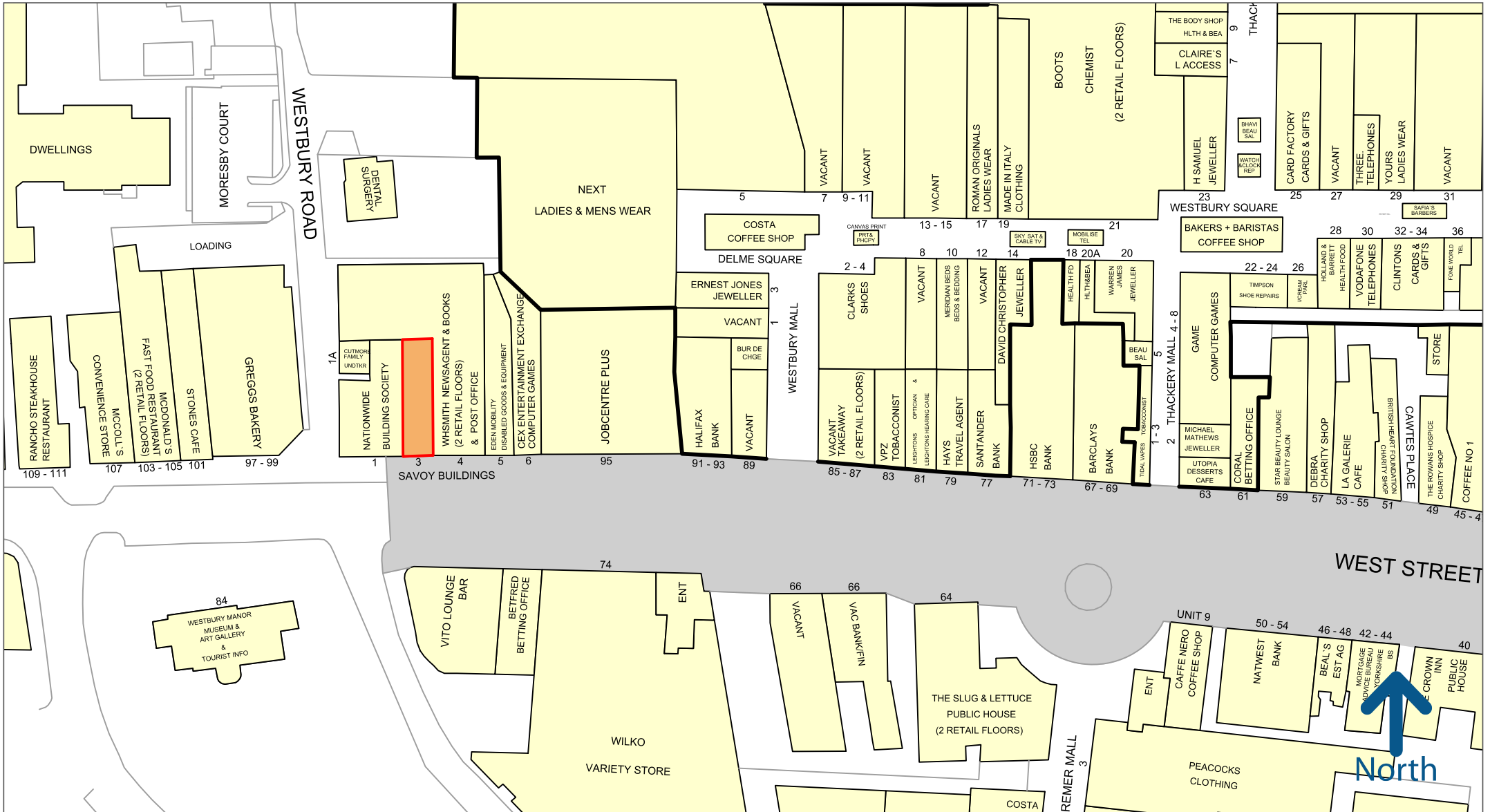
SECTION A-A (1:50).

FAREHAM BOROUGH COUNCIL	
DEVELOPMENT CONTROL	
- 1 SEP 2005	
REF:	P/05/1236/FP
DECISION:	



GROUND FLOOR PLAN (1:50).

No.	Description	By & Date
REVISIONS		
<b>GREGGS</b>		
Gould Road, Twickenham, Middlesex, TW2 6RT TEL: 0208 894 2121 FAX: 0208 755 7369		
TITLE SURVEY DRAWING		
SITE ADDRESS 3 SAVOY BUILDINGS WEST STREET, FAREHAM		
DRG. NO.	Revision	
GSE/CF0019/10		
Scale	Drawn	Date
1:50	CAF	FEBRUARY 2004



50 metres

Experian Goad Plan Created: 08/02/2024

Created By: Vail Williams LLP

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