



## 165 West Street, Fareham, PO16 0EF

Well Located Modern Corner Retail

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	828 sq ft / 76.92 sq m
<b>Rent</b>	£14,000 per annum
<b>Rateable Value</b>	£8,700
<b>EPC Rating</b>	B (35)

### Key Points

- Corner unit
- Return Frontage
- EPC B Rated
- Available April 2025
- Various Uses Considered (STP)
- Open Plan
- Modern Property
- Busy High-Street Location



### Description

The property is a corner premises which consists of a sales area leading to a kitchenette, and disabled friendly w.c. with wash hand basin.

The property lends itself to various potential uses, including retail and office use (STP), and benefits from having a return frontage. 165 West Street is available in April of 2025 for occupancy, however may be sooner.

### Location

The property is located on the northern side of West Street, Fareham, just before the turning for Trinity Street. The property is surrounded by local occupiers and close by is Domino's Pizza, Costcutter, Kens Kababs, Aldi, Umami, and Oxfam.

Fareham is situated off junction 11 of the M27 with Portsmouth approximately 10 miles to the east and Southampton approximately 20 miles to the west. Fareham Train Station is approximately 550 meters to the West, and Fareham bus/taxi station is 280 m to the East.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	828	76.92	Available
<b>Total</b>	<b>828</b>	<b>76.92</b>	

### Viewings

Wednesdays only, and strictly with Holloway Iliffe and Mitchell, by appointment.

### Terms

Available on a new effective full repairing & insuring lease for a term to be agreed at £14,000 per annum.

Occupancy from April 2025, however, may be sooner.

### Business Rates

Rateable Value £8,700 (Source: VOA)

\*The property may qualify for small business rates relief, you are therefore advised to make your own enquiries to the local authority before making a commitment to lease.

### Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.  
 Service charge and Building Insurance is 296.88 + VAT per annum (Apr-Mar)  
 VAT - it is understood that the property is not elected for VAT, unless stated otherwise.



### Viewing & Further Information

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