



165 West Street, Fareham, PO16 0EF

Well Located Modern Corner Retail Unit

Summary

| | |
|-----------------------|------------------------|
| Tenure | To Let |
| Available Size | 828 sq ft / 76.92 sq m |
| Rent | £14,000 per annum |
| Rateable Value | £8,700 |
| EPC Rating | 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 |
| Total | 828 | 76.92 | |

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

James West
 02392 377800 | 07415438230
 James@hi-m.co.uk

More properties like this at www.hi-m.co.uk

023 9237 7800

hi-m.co.uk

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 03/10/2024



