

CLASS E OPPORTUNITY

FAREHAM

UNIT 85

(52 WESTBURY MALL)

SUBJECT TO VACANT POSSESSION

**Description**

Fareham Shopping Centre is a 500,000 sq. ft. fully enclosed retail space with an average footfall of 130,000 per week. The scheme is anchored by **B&M**, **Boots The Chemist** and **Next**.

Other multiple retailers present in the scheme include **Next**, **B&M**, **Millets** and **Three Joes**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors having the following approximate floor areas:

Ground Floor	535 sq. ft.	(49.7 sq. m)
First Floor	412 sq. ft.	(38.3 sq. m)

Lease

The premises are available on new effectively full repairing and insuring leases for a term to be agreed subject to upward only rent reviews every 5 years.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £7,713 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£9,200
UBR (23/24)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 68. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

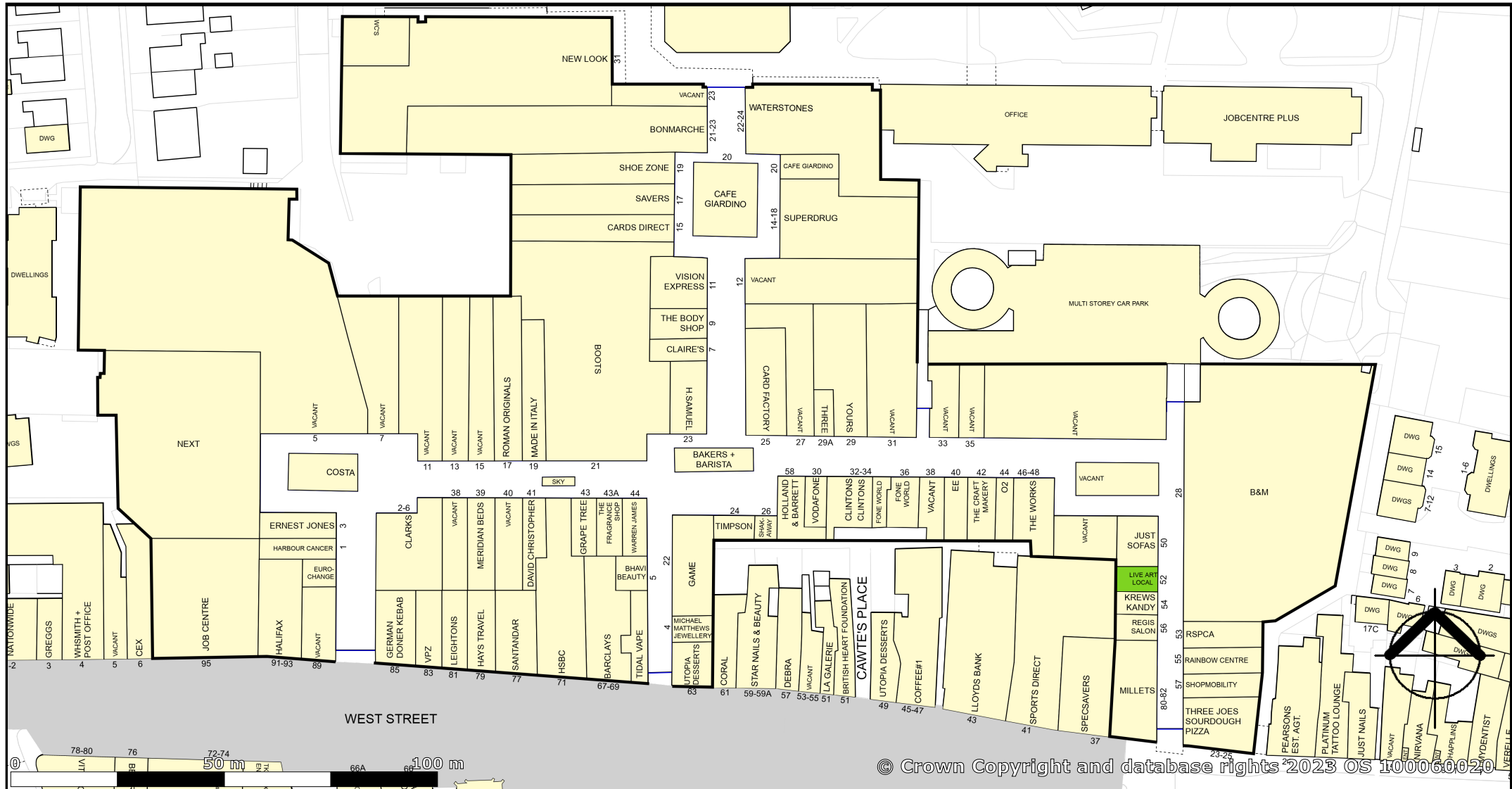
Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Vail Williams LLP**, contacting:

Tim Clark **0239 220 3200**
tclark@vailwilliams.com

Subject to Contract



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