



PRIME SHOP TO LET

FAREHAM

UNIT 42 (90) WESTBURY MALL
FAREHAM SHOPPING CENTRE

DESCRIPTION

Fareham Shopping Centre is a 500,000 sq. ft. fully enclosed retail space with an average footfall of 147,000 per week. The scheme is anchored by **M&S, Boots the Chemist, New Look, Next** and **B&M**. Retailers operating in the vicinity include **Debenhams, Holland & Barrett, Vodafone, EE, Card Factory** and **The Works**.

ACCOMMODATION

The premises have the following approximate floor areas:

Ground Floor	832 sq. ft.	(77.32 sq. m)
First Floor	488 sq. ft.	(45.35 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

£45,000

per annum exclusive.

SERVICE CHARGE

The current service charge for the financial year is £22,068 per annum exclusive.

BUSINESS RATES

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

Rateable Value:	£43,750.00
Rates Payable (19/20):	£22,282.94

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating of D 85. A full report is available upon request.

LEGAL COSTS

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

VIEWING

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.Willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

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

Tim Clark 0239 220 3200
tclark@vailwilliams.com

Subject To Contract

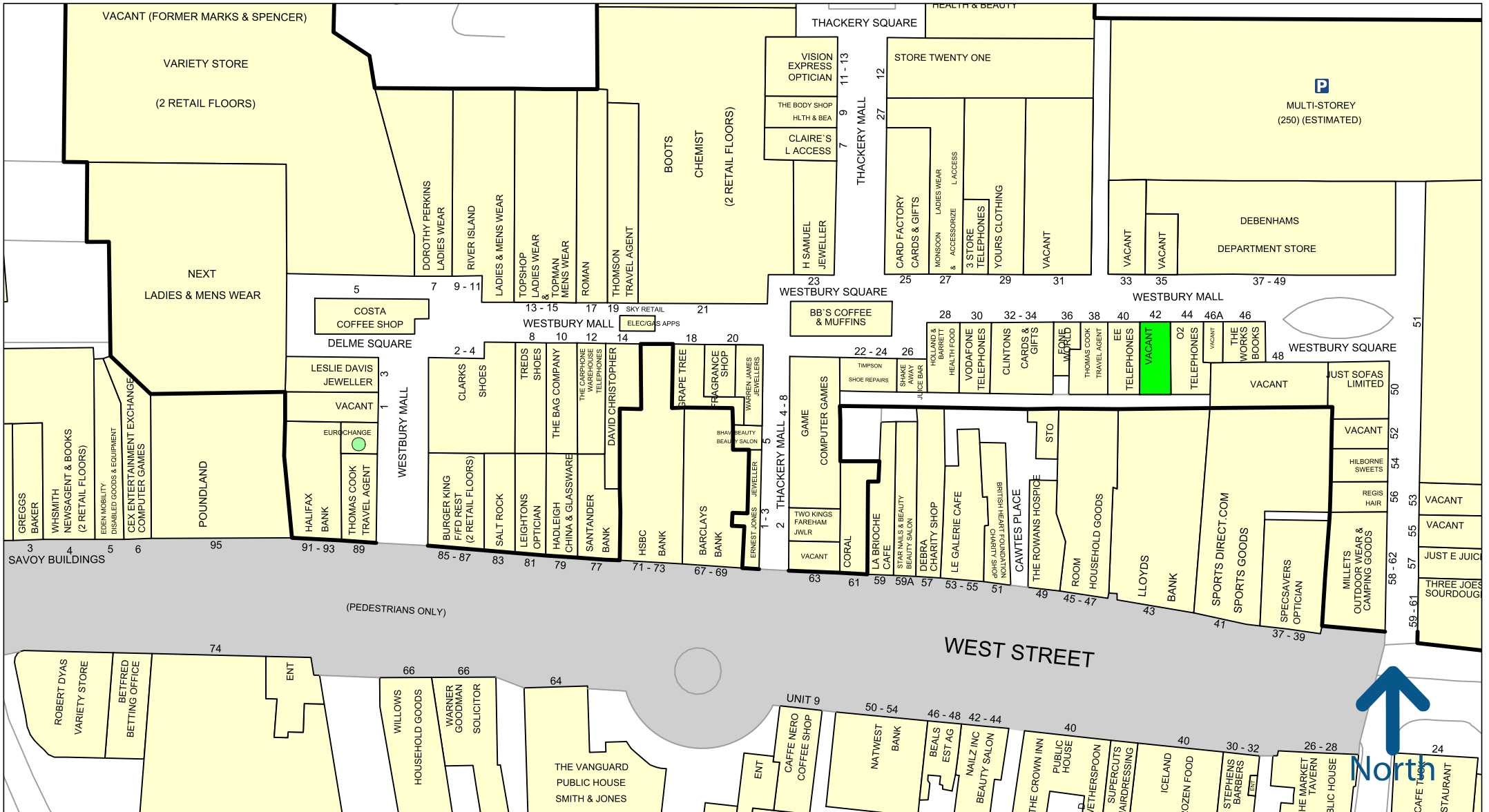
020 7659 4848

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Green & Partners is the trading name of Green & Partners LLP.
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Created By: Green and Partners

50 metres

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