

PRIME SHOP TO LET

# FAREHAM

UNIT 39, 10 WESTBURY MALL  
FAREHAM SHOPPING CENTRE

## 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 **Debenhams, Boots the Chemist, New Look, Next** and **B&M**. Retailers operating in the vicinity include **River Island, David Christopher, TopShop, Costa** and **Roman Originals**.

## ACCOMMODATION

The premises have the following approximate floor areas:

<b>Ground Floor</b>	1,228 sq. ft.	(114.12 sq. m)
<b>First Floor</b>	887 sq. ft.	(82.43 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 £20,947 per annum exclusive.

## BUSINESS RATES

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

<b>Rateable Value:</b>	£50,000
<b>Rates Payable (19/20):</b>	£24,550

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 81. 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 joint 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*

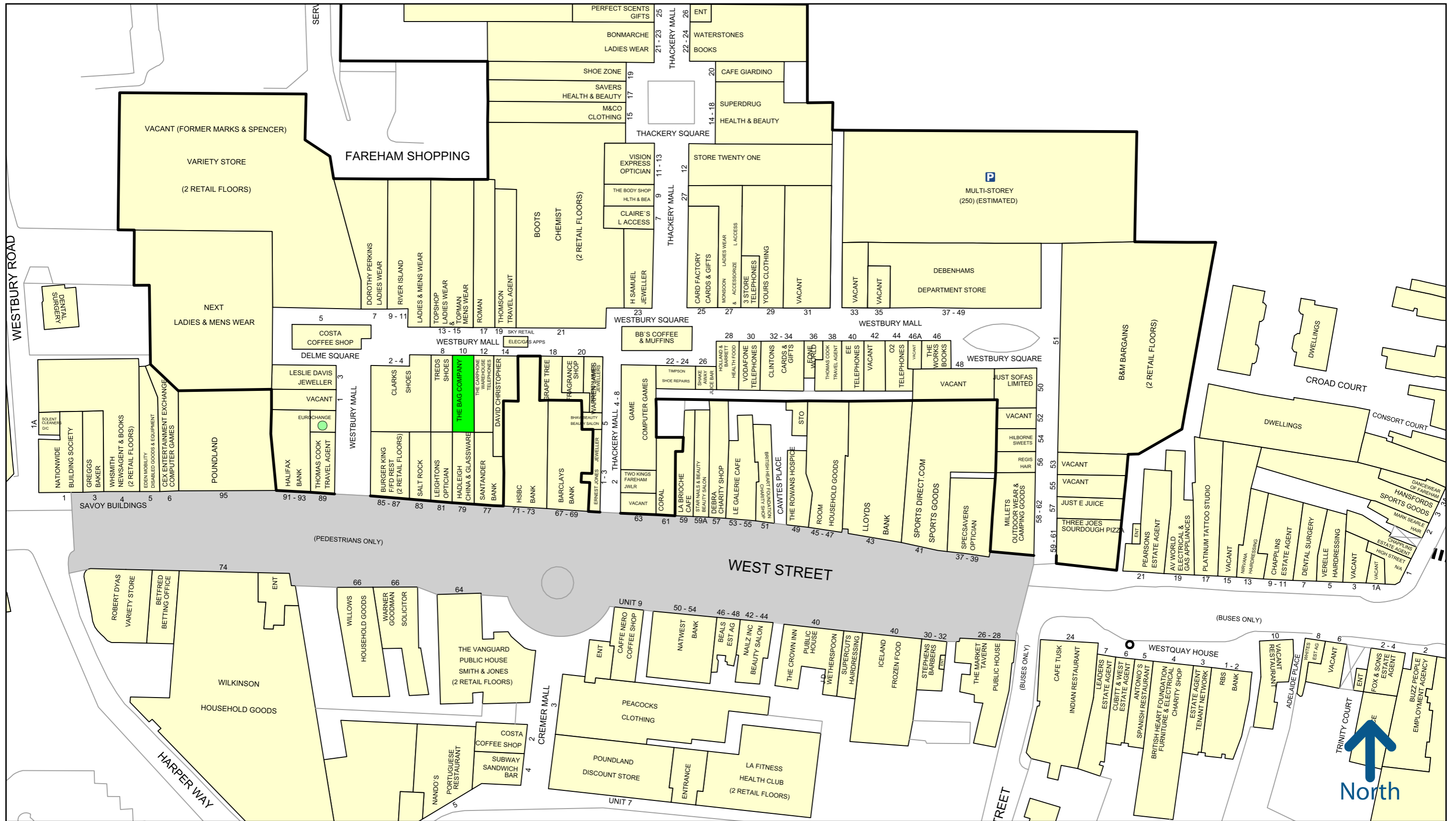
020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.  
Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326/30

Misrepresentation Act: These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessee should satisfy themselves as to the correctness. Neither the agent, vendors or lessors are to be or become under any liability or claim in respect of the particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office.



50 metres

Experian Goad Plan Created: 24/08/2018  
Created By: Green and Partners



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011