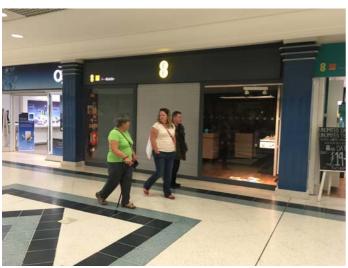
FAREHAM

Unit 42 (90) Westbury Mall Fareham Shopping Centre



LOCATION

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.

All rents quoted are per annum exclusive of rates, service charge and all other outgoings.

SERVICE CHARGE

The current service charge is approximately £22,068 per annum.

RATES

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

Rateable Value: £43,750.00 Rates Payable (17/18): £28,658.12

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

VAT

VAT may be chargeable on the terms quoted.

LEGAL COSTS

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

VIEWING

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

James Jenkins 020 7659 4842 james.jenkins@greenpartners.co.uk

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

Or via our joint agents, **Hughes Ellard**, contacting:

Tim Clark 01329 220033 tclark@hughesellard.com

Subject To Contract

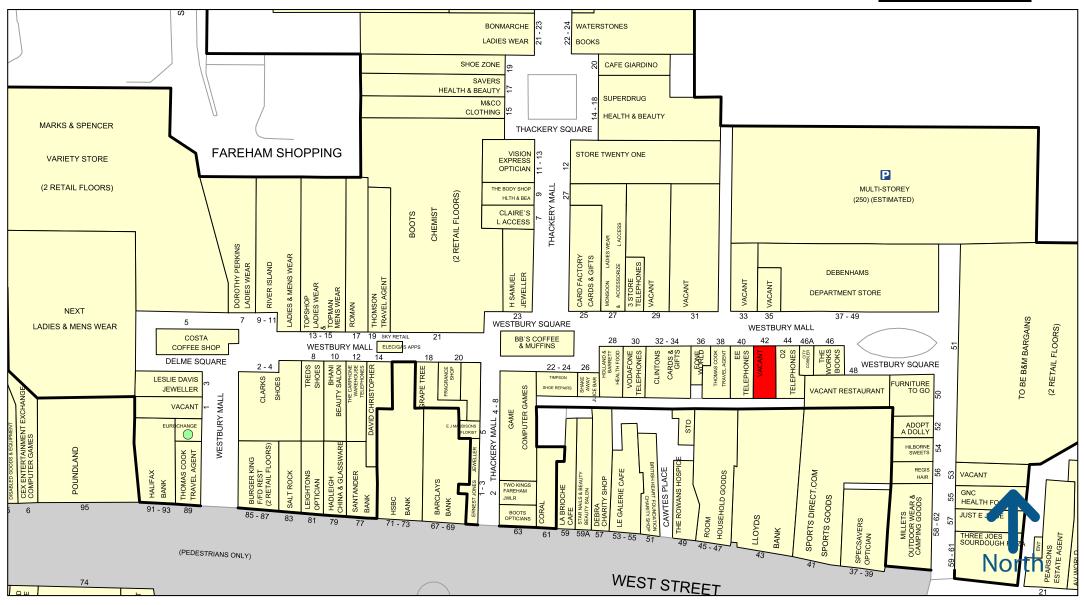
2 Gee's Court, St Christopher's Place, London W1U 1JA, Fax 020 7659 4820

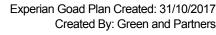
Green & Partners Is the trading name of Green & Partners LLP
Registered in England Number 0C326730
Registered Office 2 Gee's Court, St Christopher's Place, London, W1U 1JA
A full list of partners is available upon request at the registered office

lisrepresentation act: These particulars do not constitute part of an offer or contract. They are intende is a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of sees particulars but their accuracy is not quaranteed. The purchaser or lesses should satisfy themselve is to the correctness. Neither the agent or the vendors or lessers are to be or become under any liability claim in respect of the particulars. These particulars are supplied on the understanding that all resolutions are conducted through this office.











50 metres