



SHOP TO LET

## FAREHAM

UNIT 85 (52), OSBORN 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** and **B&M**. Other multiple retailers present in the scheme include, **Topshop, TopMan, Next** and **River Island**.

### ACCOMMODATION

The premises have the following approximate floor areas:

<b>Ground Floor</b>	535 sq. ft.	(49.7 sq. m)
<b>First Floor</b>	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

# £11,000

per annum exclusive.

### SERVICE CHARGE

The current service charge for the financial year is £8,389.86 per annum exclusive.

### BUSINESS RATES

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

<b>Rateable Value:</b>	£18,500.00
<b>Rates Payable (19/20):</b>	£9,083.50

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 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

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*

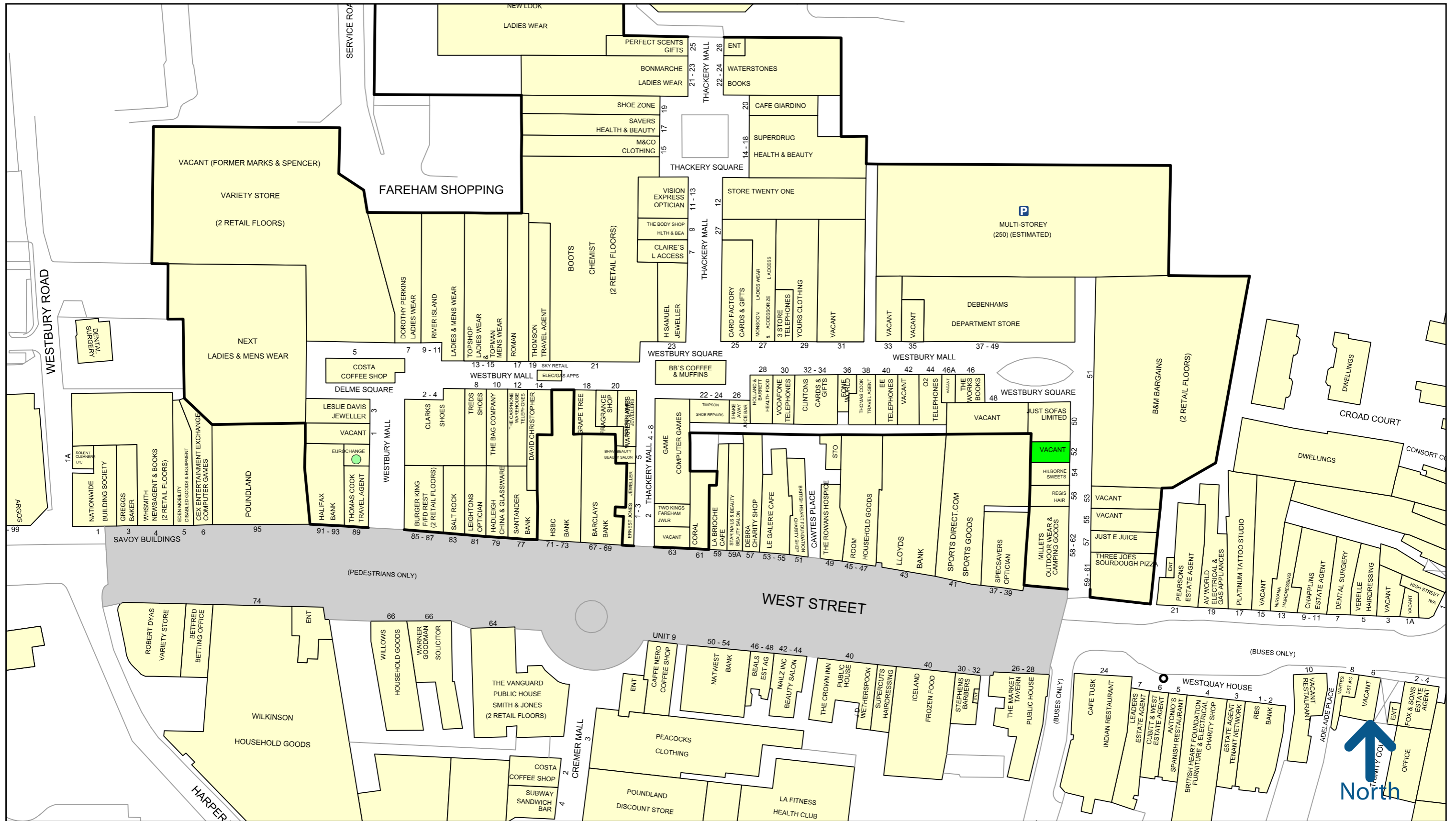
020 7659 4848

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50 metres

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