

SHOP TO LET
(SUBJECT TO VACANT POSSESSION)
FAREHAM
51 OSBORN SQUARE
FAREHAM SHOPPING CENTRE

LOCATION:

Fareham Shopping Centre is a 500,000 sq. ft. fully enclosed scheme with an average footfall of 147,000 per week. The scheme is anchored by **M&S, Next, New Look** and **Boots**. Additional retailers operating in the scheme include **Debenhams, River Island, Game, Holland & Barrett** and **TopShop**.

ACCOMMODATION:

The premises are arranged over ground, first and second floors and comprise the following net internal areas:

Ground Floor	23,025 sq. ft.	(2,139.86 sq. m.)
First Floor	12,710 sq. ft.	(1,181.22 sq. m.)
Second Floor	5,925 sq. ft.	(550.65 sq. m.)

Alternatively the premises could be subdivided to provide the following areas:

UNIT H1 (Left Split):

Ground Floor	12,543 sq. ft.	(1,165.70 sq. m.)
First Floor	6,200 sq. ft.	(576.21 sq. m.)

UNIT H2 (Right Split):

Ground Floor	10,485 sq. ft.	(974.44 sq. m.)
First Floor	6,510 sq. ft.	(605.01 sq. m.)
Second Floor	5,925 sq. ft.	(550.65 sq. m.)

LEASE:

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

RENT:

Upon application.

RATES:

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

Rateable Value:	£275,000.00
Rates Payable (17/18):	£169,278.69

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

APPROXIMATE SERVICE CHARGE

Whole:	£131,170
Unit H1 (Left Split):	£74,594
Unit H2 (Right Split):	£56,216

EPC:

An EPC has been commissioned, further details available upon request.

VAT:

All figures referred in these particulars are exclusive of VAT if applicable.

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:

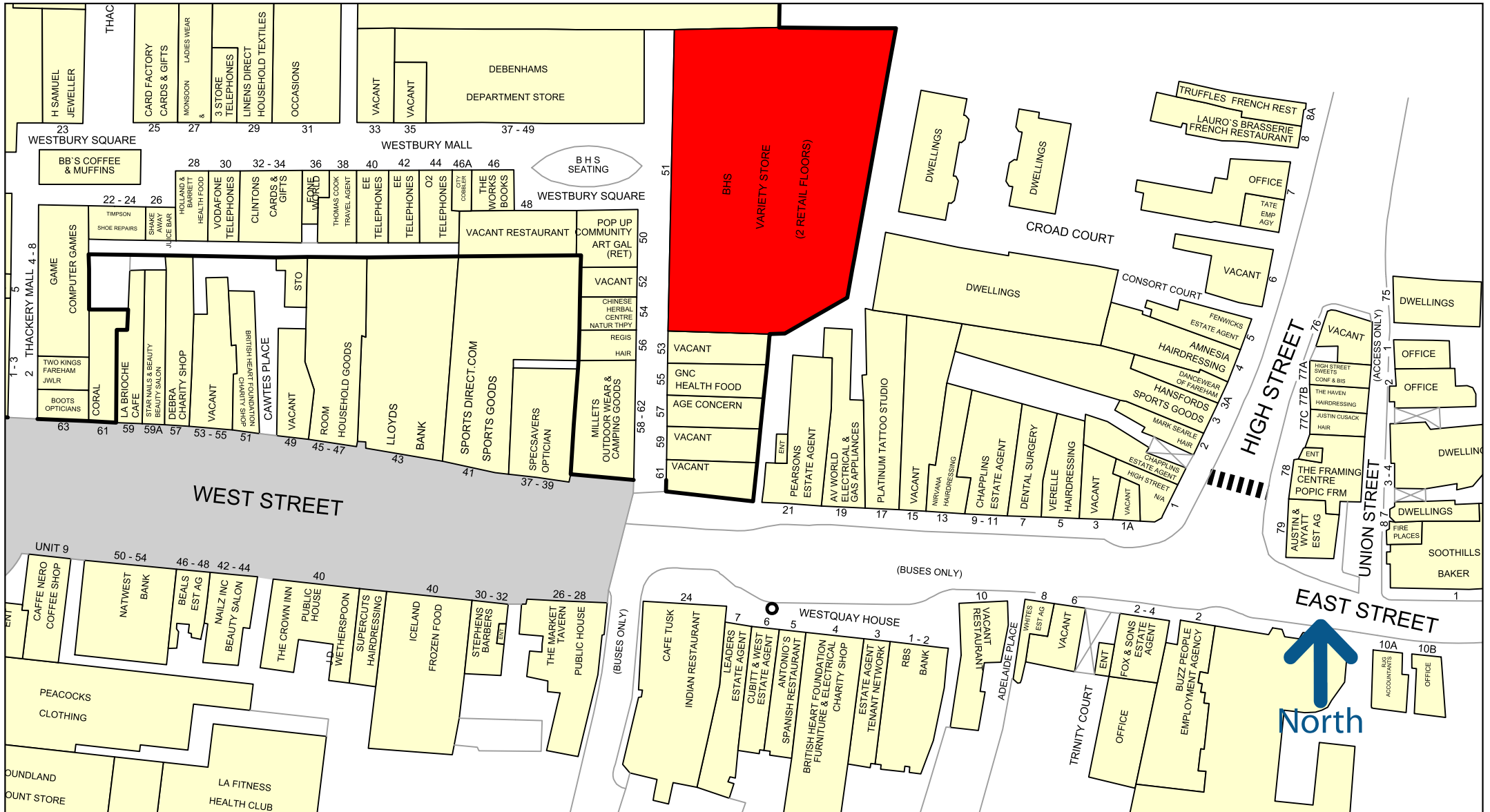
Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

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

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

Tim Clark 01329 220033
tclark@hughesellard.com

Subject To Contract
Subject to Vacant Possession



Experian Goad Plan Created: 15/06/2016
Created By: Green and Partners

