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

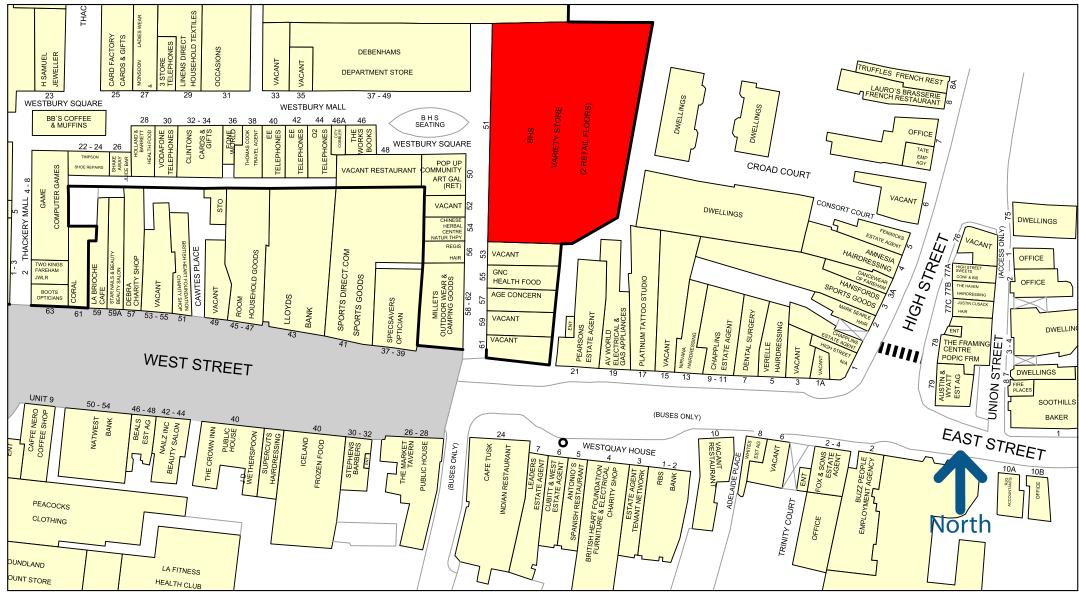
2 Gee's Court, St Christopher's Place, London W1U 1JA, Fax 020 7659 4820

Green & Partners is the trading name of Green & Partners LLP
Registered in England Number 0.326730
Registered Office 2 Gee's Court, St Christopher's Place, London, W1U 1J
A full list of contracts is swill believed and request at the registered office.

Misrepresentation act: These particulars do not constitute part of an offer or contract. They are intend as a guide to prospective purchasers or lessess. All reisonable care has been taken in the preparation these particulars but their accuracy is not guaranteed. The purchaser or lesses should satisfy themselv as to the correctness. Neither the agent or the 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 peopletistics are conducted through this differ.







50 metres



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