

RETAIL UNIT TO LET

FAREHAM

Unit 39 (10)

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** and **BHS**. The unit is opposite **Topshop/Topman** and **JD Sports** and nearby **Carphone Warehouse**, **Clarks** and **River Island**.

ACCOMMODATION

The premises have the following approximate floor areas:-

Ground Floor	1,165 sq. ft.	(108.23 sq. m.)
First Floor	880 sq. ft.	(81.75 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

£85,000 per annum exclusive.

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

RATES:

We understand that the premises are assessed for rating purposes as follows, although interested parties are advised to make their own enquiries with the local authority to confirm rates payable.

Rateable Value	£129,000
Rates Payable (12/13)	£ 59,082

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 via joint agents, **Green & Partners**, contacting:

Mike Willoughby

020 7659 4827

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James Dellar

020 7659 4841

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Or BC Commercial, contacting:

Nick Furlong

Julian Bishop

020 7183 0588

Subject To Contract



green&partners
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