

RETAIL UNIT TO LET

FAREHAM

UNIT 79B (61) OSBORN 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** and **BHS**. Other multiple retailers present in the scheme include **Debenhams**, **Topshop**, **Topman**, **Next** and **River Island**.

ACCOMMODATION:

The premises have the following approximate floor areas:-

Ground Floor	1,141 sq. ft.	(106 sq. m.)
First Floor	1,367 sq. ft.	(126.9 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:

£25,000 per annum exclusive.

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

ENERGY PERFORMANCE CERTIFICATE:

Energy Performance Certificate is available on request.

SERVICE CHARGE:

The current service charge is approximately £7,495.86 per annum.

RATES:

The unit is yet to be assessed for rating purposes.

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:

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

Oliver Lloyd 020 7659 4842
oliver.lloyd@greenpartners.co.uk

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

Tim Clark 01329 220033
tclark@hughesellard.com

Subject To Contract



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