

RETAIL UNIT TO LET

FAREHAM

79 WEST STREET

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 **B&M**. The unit is located nearby **Next, Leslie Davis, Clarks, Thomas Cook** and **River Island**.

ACCOMMODATION:

The premises have the following approximate floor areas:-

Ground Floor	1,091 sq. ft.	(101.39 sq. m.)
First Floor	546 sq. ft.	(50.74 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:

£35,000 per annum exclusive.

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

ENERGY PERFORMANCE CERTIFICATE:

Energy Performance Asset Rating – **C**.

SERVICE CHARGE:

The current estimated service charge is approximately £8,884 per annum.

RATES:

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

Rateable Value:	£33,000.00
Rates Payable (17/18):	£15,439.84

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

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

AVAILABILITY:

Subject to vacant possession.

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



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