

# RETAIL UNIT TO LET

## FAREHAM

Unit 19 (17) Westbury 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**. The unit is located next door to **Topshop/Topman** and nearby **Carphone Warehouse**, **tReds**, **River Island** and **Thorntons**.

### ACCOMMODATION

The premises have the following approximate floor areas:-

Ground Floor 2,245 sq. ft. (208.56 sq. m.)  
First Floor 898 sq. ft. (83.42 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

£75,000 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 - D

### SERVICE CHARGE

The current estimated service charge is approximately £21,102.98 per annum.

### 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	£94,000
Rates Payable (15/16)	£46,342

### 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

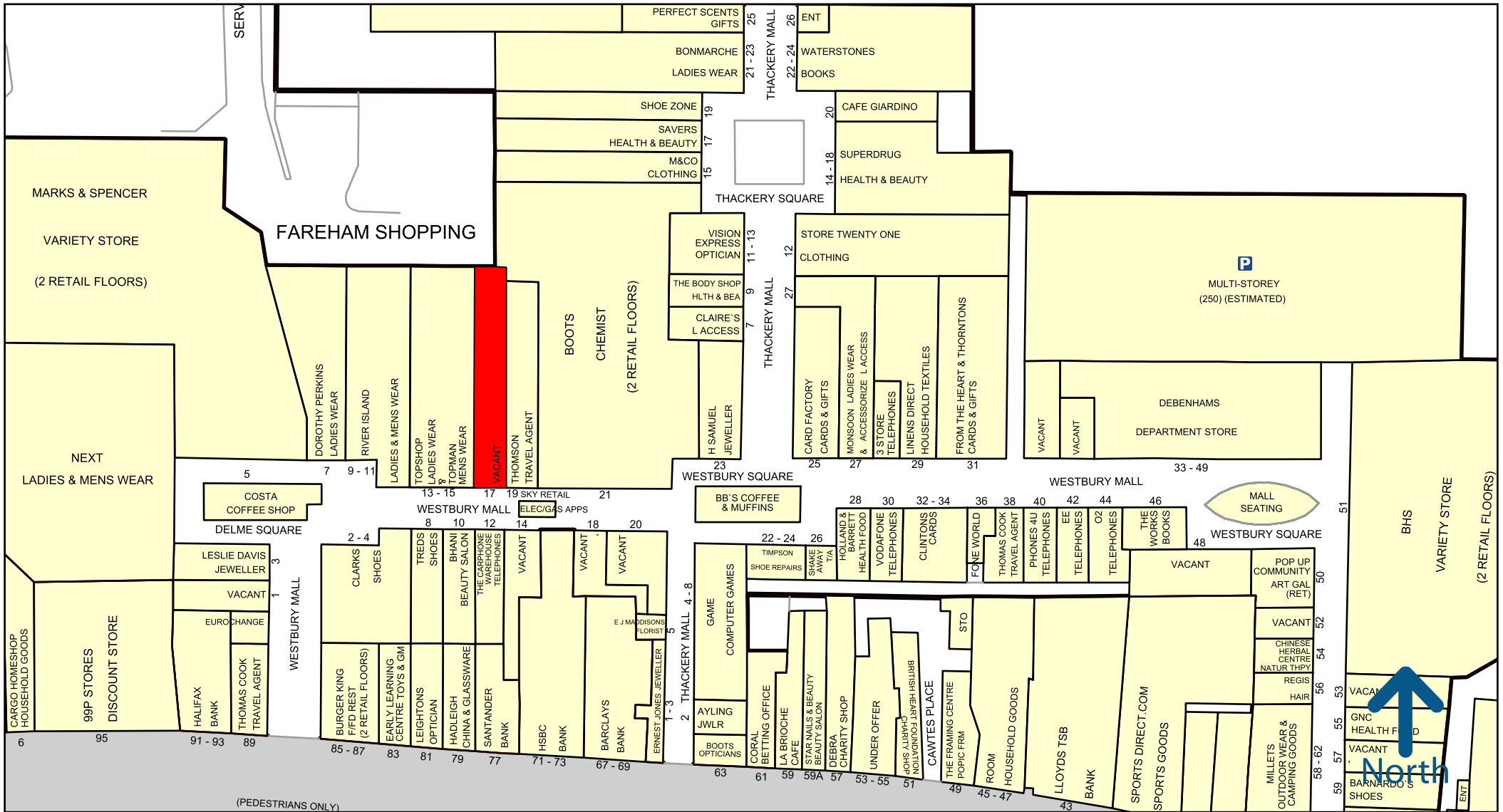
Strictly by appointment through, **Green & Partners**, contacting:

Mike Willoughby  
020 7659 4827  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

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

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**Subject To Contract**



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