



## Retail Warehouse

### **160b Southampton Road**

Titchfield, Fareham, PO14 4PP

Industrial / Warehouse, Retail,  
Trade Counter / Showroom

**TO LET**

**11,009 sq ft**

(1,022.77 sq m)

- Newly refurbished
- Established retail park location
- Good roadside visibility to A27
- Suitable for a variety of uses

# 160b Southampton Road, Titchfield, Fareham, PO14 4PP

## Summary

Available Size	11,009 sq ft
Rent	£165,000 per annum
Rates Payable	£5.59 per sq ft
Rateable Value	£122,000
EPC Rating	Upon Enquiry

## Location

The property forms part of Southampton Road retail park in Fareham. The subject unit is situated adjacent to Smyths Toys. Other occupiers on the retail park include B&Q, Dunelm, Argos, Carpetright, Home Bargains, Pets at Home, Halfords and Curry's/PC World.

## Description

The unit comprises a purpose built retail warehouse of steel frame construction with metal cladding. Internally the unit is rectangular in shape with access to a shared service yard. The unit shares car parking with the adjoining occupier Smyths Toys.

The unit has recently been completely refurbished, both internally and externally. All external cladding has been replaced and a new wider shop front installed. In addition the car park and common parts have been overhauled.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Unit - Ground Floor	11,009	1,022.77
<b>Total</b>	<b>11,009</b>	<b>1,022.77</b>

## Terms

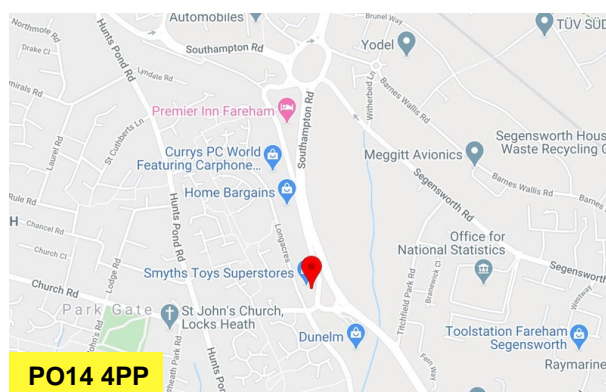
The property is available to let on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

## Planning

The premises benefit from a bulky goods planning consent. From enquiries of Fareham Borough Council's planning department it is believed that relaxation of the consent to alternative uses may be considered.

## Legal Costs

Each party to bear their own legal costs.



## Viewing & Further Information

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