

RETAIL UNIT TO LET

FAREHAM

UNIT 79A (59) 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	992 sq. ft.	(92.1 sq. m.)
First Floor	703 sq. ft.	(65.3 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:

£15,000 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 service charge is approximately £11,690.79 per annum.

RATES:

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

Rateable Value:	£26,000
Rates Payable (17/18):	£12,116

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

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:

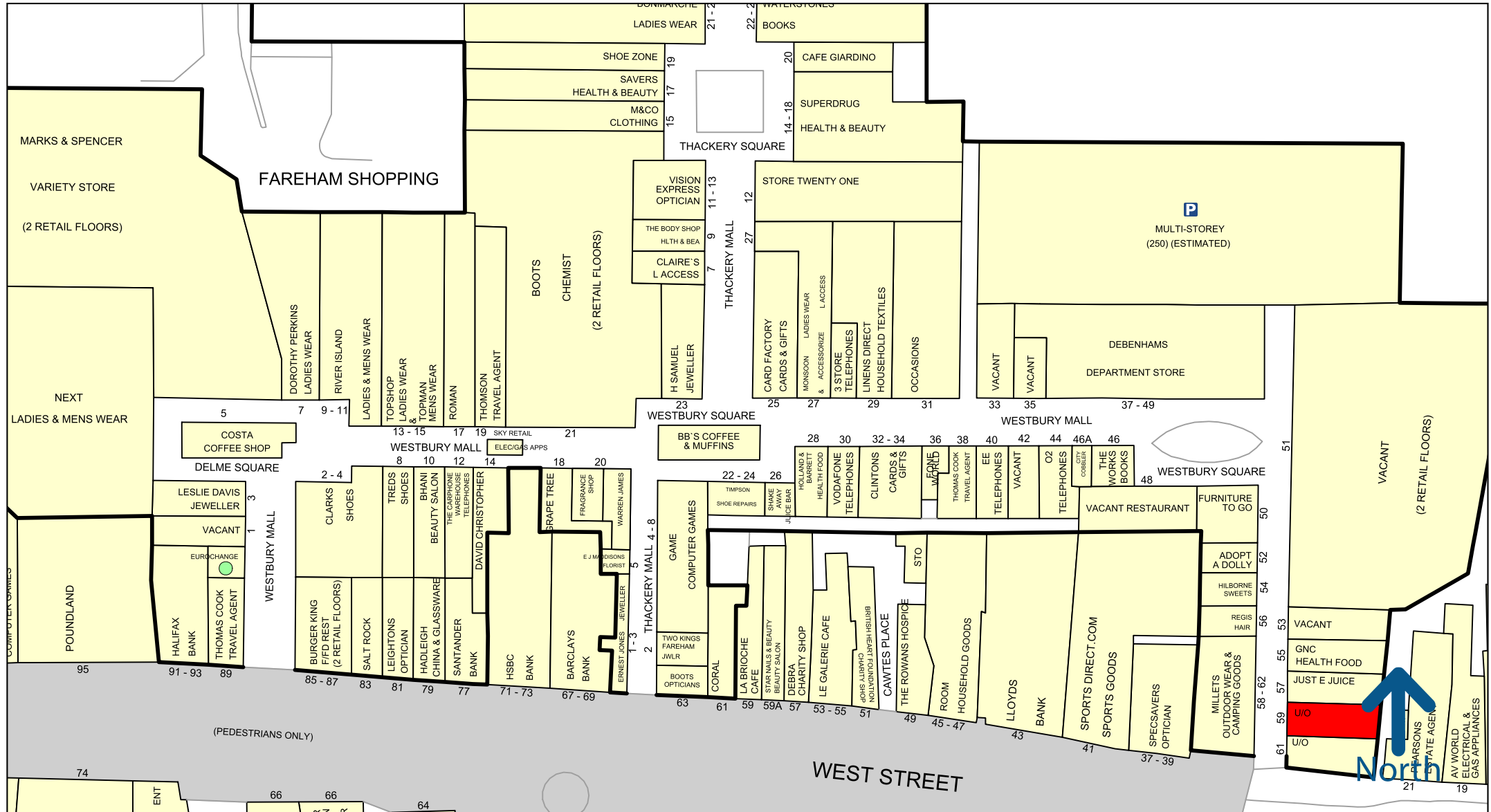
Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

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
Subject to Vacant Possession



Experian Goad Plan Created: 02/05/2017
Created By: Green and Partners

50 metres

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