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

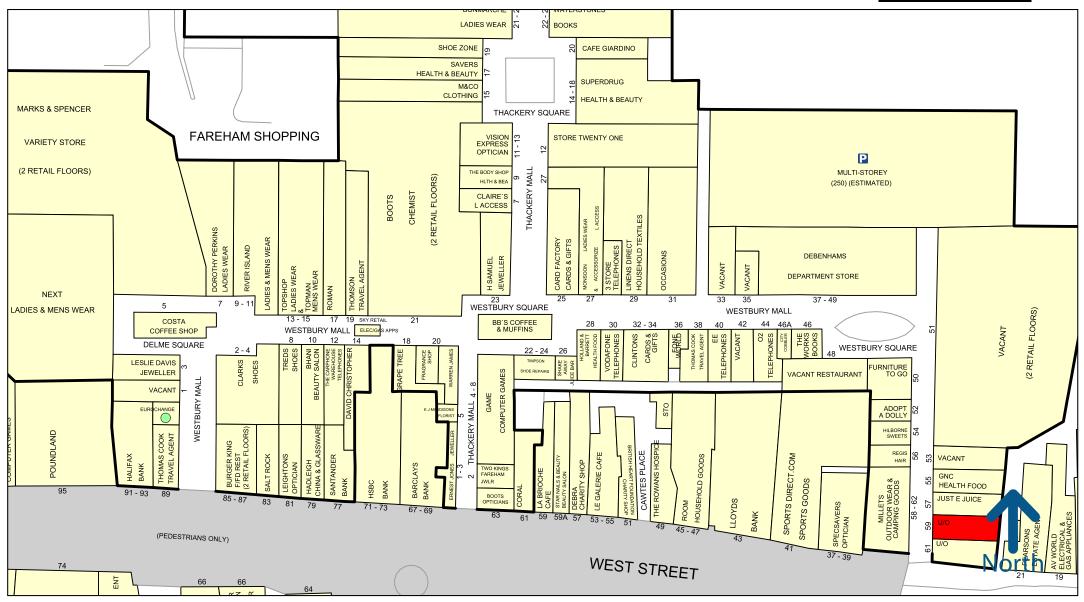
2 Gee's Court, St Christopher's Place, London W1U 1JA, Fax 020 7659 4820

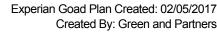
Green & Partners is the trading name of Green & Partners LLP
Registered in England Number 0C326730
Registered Office 2 Gee's Court, St Christopher's Place, London, W1U 1 J/A
A full list of partners is available upon request at the registered office.

lisrepresentation act: These particulars do not constitute part of an offer or contract. They are intende a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of see particulars but their accuracy is not quaranteed. The purchaser or lesses should satisfy themselve is to the correctness. Neither the agent or the vendors or lessors are to be or become under any liability claim in respect of the particulars. These particulars are supplied on the understanding that all enobations are conducted through this office.











50 metres