

# RETAIL UNIT TO LET

## FAREHAM

83 West Street (Unit 31)  
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	1,080 sq. ft.	(100.33 sq. m.)
First Floor	583 sq. ft.	( 54.16 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

£40,000 per annum exclusive.

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

### SERVICE CHARGE

The current estimated service charge is approximately £8,643.24 per annum.

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating - **C**

### 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	£35,500
Rates Payable (15/16)	£17,501.50

### LEGAL COSTS

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

### VIEWING

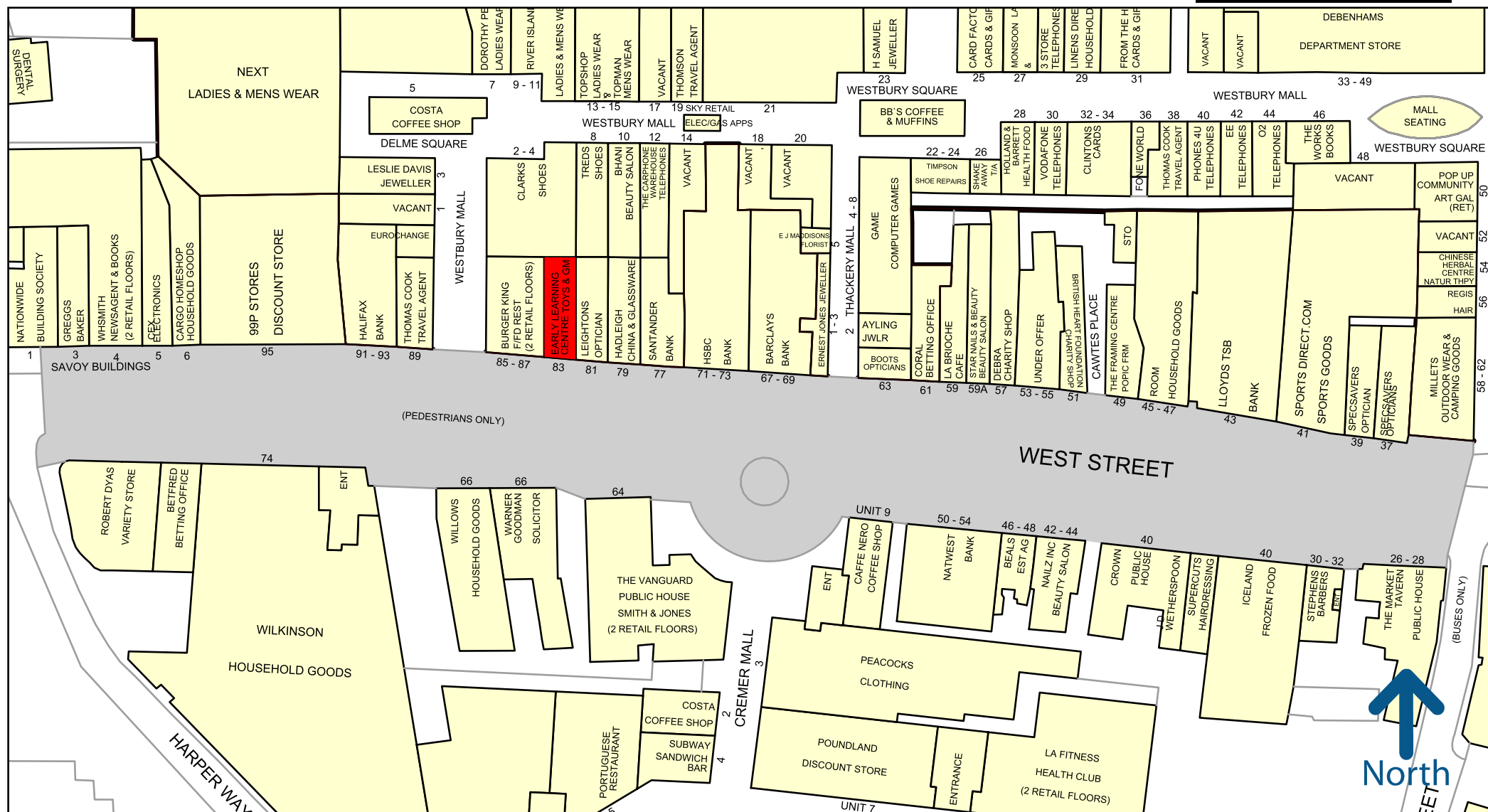
Strictly by appointment through, **Green & Partners**, contacting:

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020 7659 4827  
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Or via our joint agents, **Hughes Ellard**, contacting:

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**Subject To Contract**



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Created By: Green and Partners