



RETAIL

TO LET

Town Centre Retail
Premises

1,168 SQ FT // 108.5 SQ M

Summary

- Retail unit to let in busy town centre position available on a new lease from October 2026
- Flexible open plan retail space suitable for a variety of uses within Class E
- Set amongst national and local occupiers
- Close to Fareham Shopping Centre and the pedestrianised precinct

Quoting Rent: £17,750 pax





Location

- Fareham is a popular town located between the cities of Southampton and Portsmouth
- The subject property is on West Street one of the prime streets for retail in the town centre
- It is close to the pedestrianised precinct and Fareham Shopping Centre
- Nearby retailers include McDonalds, Pizza Hut, Naomi's House Charity Shop, Greggs and Nationwide

Nearby Occupiers



Description

- Ground Floor retail unit with flexible open plan trading area
- Extends over 3 stepped levels to a depth of 24.78m
- Retail Frontage 4.73m
- Property benefits from WC and rear access
- Potential for a variety of uses within Class E including retail, restaurant, office, medical and leisure

Accommodation

	sq m	sq ft
Ground Floor approx. net internal area	108.5	1,168



Terms

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rental of **£17,750 per annum** exclusive of all other outgoings.

Rateable Value

£12,750 (from 1st April 2026)

Rate payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

C - 67

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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