

TO LET

ATTRACTIVE RETAIL PREMISES



RETAIL

goadsby

2 CREMER MALL
FAREHAM, HAMPSHIRE PO16 0BT

SUMMARY >

- ATTRACTIVE GROUND FLOOR LOCK UP RETAIL PREMISES
- LOCATED AS PART OF SUBSTANTIAL LEISURE DEVELOPMENT
- NEARBY OCCUPIERS INCLUDE NANDO'S, SUBWAY AND A 5 SCREEN REEL CINEMA
- SUBSTANTIAL PAY & DISPLAY CAR PARK LOCATED ADJACENT TO THE PROPERTY
- LEASE AVAILABLE FOR ASSIGNMENT – SUB-LEASE OR NEW LEASE TO BE CONSIDERED SUBJECT TO TERMS
- HELD ON THE RESIDUE OF A LEASE EXPIRING 5TH JANUARY 2031

CURRENT RENT PASSING: £30,000 PER ANNUM EXCL.



REF:
s208626

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Location

Fareham is a popular town located in south east Hampshire. It is located just off Junction 11 of the M27, approximately 10 miles to the east of Portsmouth and 20 miles to the west of Southampton.

The subject property occupies a strong trading position adjacent to **SUBWAY** and forming part of a leisure development that includes **NANDO'S** and a **5 SCREEN REEL CINEMA**.

Nearby Occupiers



Description

This ground floor lock up retail premises benefits from a main open plan sales area with ancillary storage/back of house facilities to the rear. Also located to the rear is a single disabled WC. To the front of the premises there is an opportunity for outdoor seating.

Accommodation

The accommodation with approximate area is arranged as follows:

Net Internal Area approx. 1,009 sq ft /93.85 sq m





Terms

The premises are held on the residue of an effective full repairing and insuring lease expiring on 5th January 2031. The lease provides for an upward only open market rent review on the 6th January 2027. The current rent passing is **£30,000 per annum, exclusive**.

Rateable Value

£18,250.

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

EPC Rating

A - 22

Legal Costs

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

Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the common parts and this is currently budgeted at £2,684 per annum.

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.

Viewing

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)