



# TO LET

Retail Unit

## 34,134 sq.ft

(3,171 sq.m)

**Unit MSU2 Market Quay, Fareham, Hampshire, PO16 0BT**

- Suitable for Variety of Uses
- Neighbouring TK Maxx and Betfred
- Rear servicing
- Other tenants include Nandos, Slug & Lettuce and Snap Fitness
- Capable of Sub-division

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground and First Floors	34,134	3171
<b>TOTAL</b>	<b>34,134</b>	<b>3171</b>

## Description

The unit forms part of the mixed use Market Quay development in the centre of Fareham. Other occupiers include 5 screen Reel Cinema, Nandos, Slug & Lettuce, Loungers, PINS Bowling, JinZun restaurant, Snap Fitness gym and various retail occupiers. The main surface car park for the town centre is directly in front of the unit.

## Rent

POA

## Rates

Rateable Value - £129,000

## Service Charge & Insurance

This unit participates in a service charge of £76,671 + VAT for the current year. Insurance £10,282 +VAT per annum

## Energy Performance

C (61). Further details available upon application.

## Legal Costs

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

## Location - PO16 0BT

Market Quay Shopping Centre is located in the centre of Fareham and is easily accessible from the M27 motorway and A27.

## Services

All mains services are available.



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**Adam Davies**

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## Viewing

Strictly via prior appointment  
with the appointed agents:



**Cited**  
PROPERTY

**Rory Gittins**

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**Vail  
Williams**

**Tim Clark**

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