

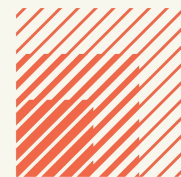


7A The Gardens

First Floor Office Suite, Broadcut, Fareham
PO16 8SS

FOR SALE

93.75 sq.m (1,009 sq.ft)



**HELLIER
LANGSTON**

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Self-Contained First Floor Office Suite

Description

7A The Gardens comprises a self-contained first-floor office suite situated in an established commercial location in Fareham.

The accommodation is fitted to a good standard and benefits from suspended ceilings, perimeter trunking, wall-mounted electric heaters, and carpeted floors throughout.

The suite also benefits from a kitchenette and WC facilities.

Externally, the property benefits from four allocated parking spaces.

- First Floor Office Suite
- Long Leasehold Interest - Approximately 976 Years Unexpired
- Four Allocated Parking Spaces
- Small Business Rates Relief may be available, subject to the occupier's eligibility.

Price

£175,000 +VAT.

Tenure

The property is held on a long leasehold basis under a 999-year lease commencing on 19 December 2003 and expiring on 19 December 3002.

Rateable Value

Office and Premises £13,000

Source: www.tax.service.gov.uk/business-rates-find/search

Small Business Rates Relief may be available, subject to the occupier's eligibility.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate Net Internal Area (NIA):

Accommodation	Sq. m	Sq. ft
First Floor Office Suite	93.75	1,009

EPC

Rating – D79

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all

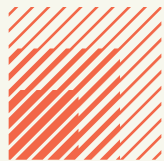
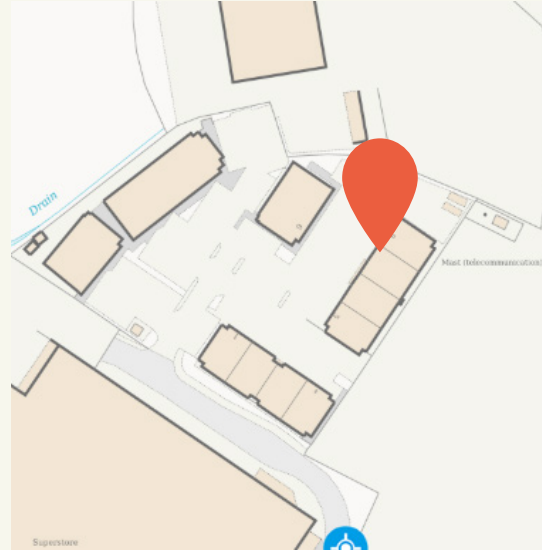


Location

The property is situated at The Gardens, Fareham, within easy reach of Fareham town centre and its extensive range of retail, leisure and banking amenities.

Fareham benefits from excellent transport links, including direct access to the M27 motorway, providing connectivity to Portsmouth, Southampton and the wider South Coast.

Fareham Railway Station is also within convenient reach, offering regular services to London Waterloo and other major destinations.



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