



**Lambert
Smith
Hampton**

02380 330 041

To Let

Development Land

Prominent Roadside Site

Roadside Site, Fareham Business Park, 154 Fareham Road, Gosport, PO13 0AS



- Site totalling approximately 0.72 Acres (0.29 Ha)
- Potential for Drive Thru, Retail, Trade Counter (STP)
- Prominent roadside position
- Pre-let opportunity



Lambert Smith Hampton

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Roadside Site, Fareham Business Park, 154 Fareham Road, Gosport, PO13 0AS

Location

Fareham Business Park occupies a prominent position off the A32 Fareham Road.

The A32 Trunk Road is the principal access route through Gosport, which to the north links directly to the A27 and M27, which in turn accesses Southampton and the M3, 20 miles to the west.

Access into Fareham Business Park is available from Barwell Lane and a traffic light junction from Lederle Lane.

Description

The subject site is situated in a prominent position at the front of Fareham Business Park adjacent a KFC drive thru. Other notable occupiers on the estate include Toolstation and Formula One Autocentres.

The site is currently level undeveloped land totaling approximately 0.72 acres.

Site	Acres	Hectares
Site totalling approximately	0.72	0.29

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

Not Applicable

Terms

The accommodation is available by way of design and build opportunities on a leasehold basis.

Further information available on request.

Planning

The site benefits from an existing planning consent (ref 15/00432/FULL) for a 2,749 sq ft A3/A5 drive thru and 24 car parking spaces.

Subject to planning, the landlord would consider a variety of alternative uses on the site such as trade, A1 retail and A3/A5 restaurant/hot food takeaway uses.

EPC

Not Applicable

Viewing and Further Information

Further information is available by contacting the sole agents:

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Roadside Site, Fareham Business Park, 154 Fareham Road, Gosport, PO13 0AS

Site



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Site Plan (For Indicative Purposes Only)



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Location Plan

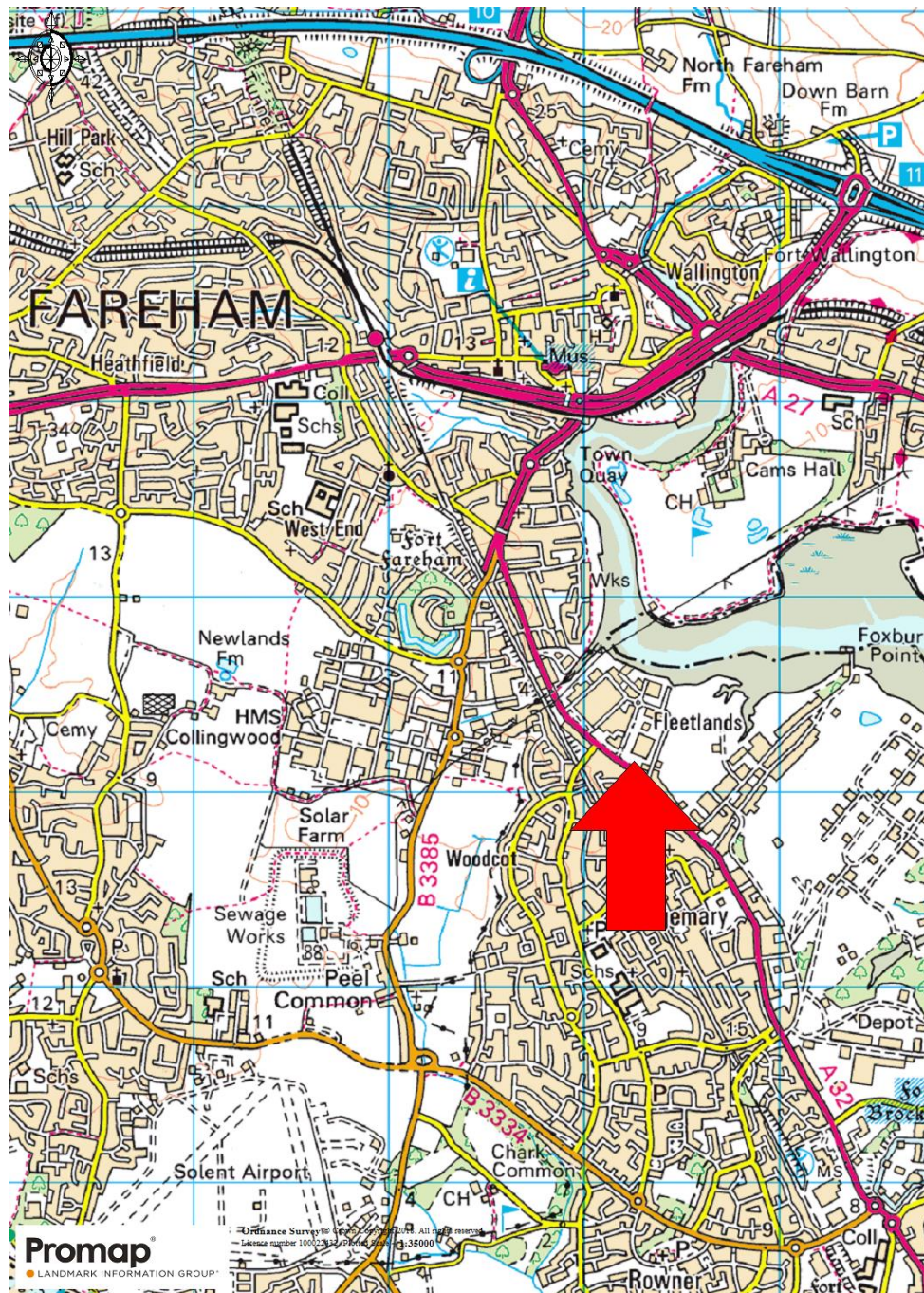


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