



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

10 West Street, Fareham, Hampshire PO16 0BH
Restaurant Premises



KEY FEATURES

Attractive Character Property

Town Centre Location

Fixtures & Fittings can be included

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Restaurant Premises

Description

This attractive detached property is arranged on ground and two upper floors to provide a ground floor restaurant with first floor ancillary accommodation, plant rooms and customer and staff WCs.

The remainder of the first floor and the whole of the second floor provide a self-contained maisonette with access from Adelaide Place to the side of the unit.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate gross internal areas:

	m	ft
Gross Frontage	9.35	30.8"
Shop Depth	16.40	53'10"
Built Depth	30.70	100'8"
	sq. m.	sq. ft.
Ground Floor	206.9	2,227
First Floor	49.9	537

First Floor - customer and staff WCs.

Part first and second floor maisonette – 4 rooms, kitchen, bathroom. (This can be included if required).

Outside: Garden Area 48.9 sq. m. (526 sq. ft.)

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Restaurant and premises - £27,000

Source:

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

Energy Performance Certificate

Rating D-89.

Legal Costs

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

To Let

Restaurant Premises



Call us on: **01329 220 111** Visit: **www.hlp.co.uk**

To Let

Restaurant Premises

Location

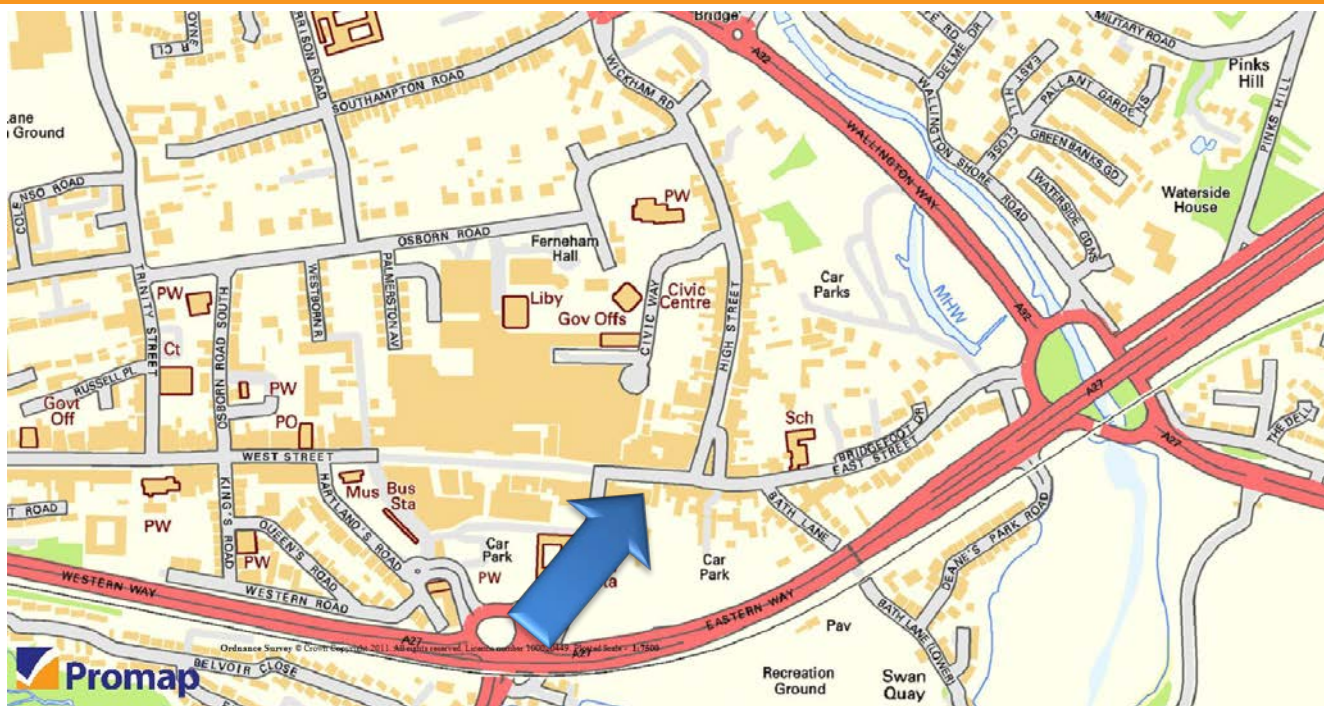
The town of Fareham forms part of the Solent conurbation, midway between Portsmouth and Southampton city centres, with a borough population of some 108,000. The town lies 6 miles (9km) north-west of Portsmouth and benefits from immediate access from Junctions 9, 10 and 11 of the M27 Motorway.

The property is located on the south side of West Street, close to its junctions with East Street and High Street. An entrance to the Fareham Shopping Centre is close by, where occupiers include Boots, Game, O2, EE, Holland & Barrett, Next and Costa Coffee, amongst many others.

Other occupiers close by include Iceland, Sports Direct, Lloyds Bank, Specsavers and a range of local occupiers.

Viewing

Strictly by appointment through sole agents Hellier Langston.



Call us on: **01329 220 111** Visit: **www.hlp.co.uk**



Andy Hellier
d: 01329 225744
m: **07930 661782**
e: andy@hlp.co.uk

Hellier Langston

E1 Fareham Heights
Standard Way
Fareham
PO16 8XT
01329 220 111



**HELLIER
LANGSTON**
Commercial Property Consultants

01329 220 111
www.hlp.co.uk



Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.