



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

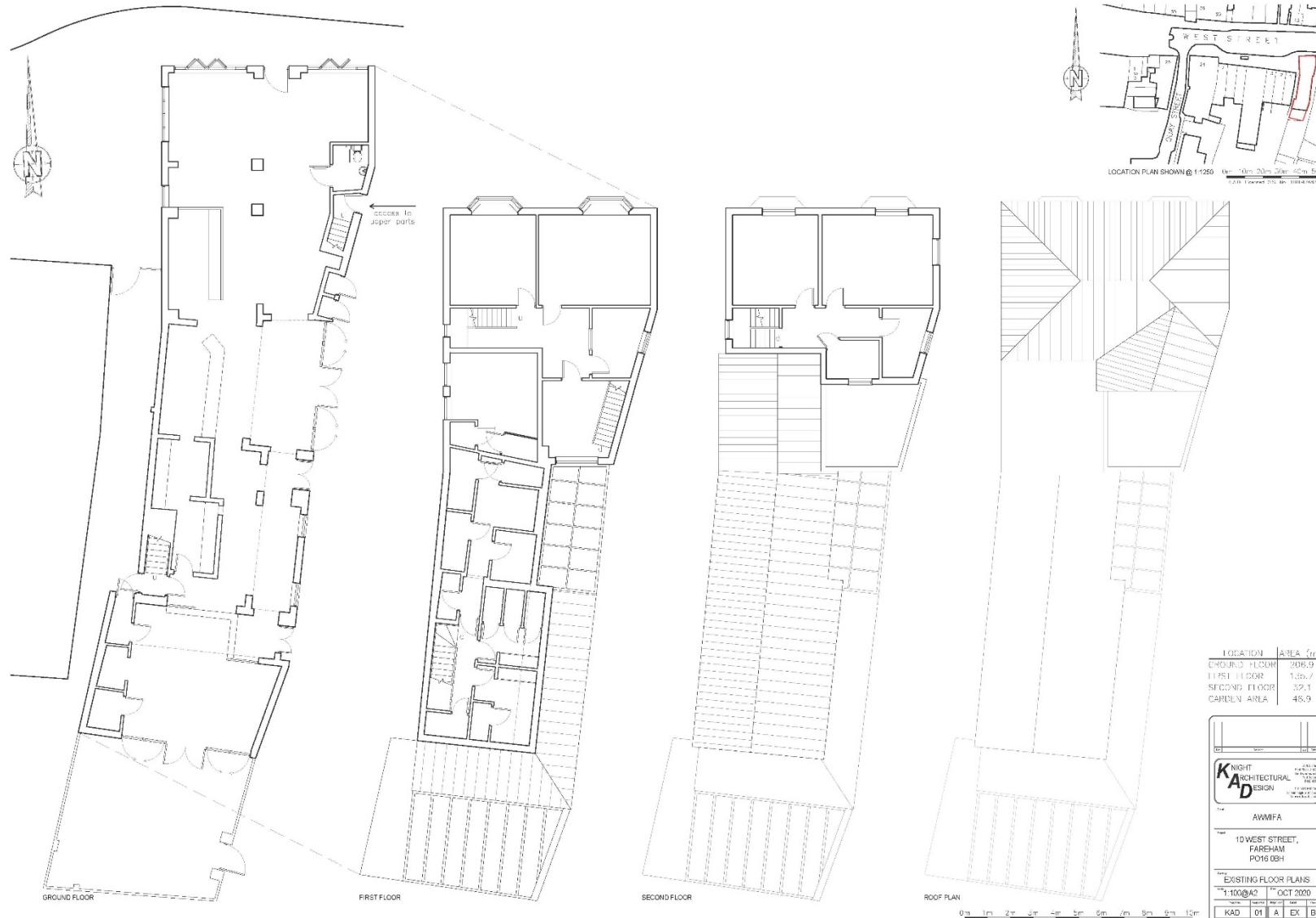
Rating D-89.

Legal Costs

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

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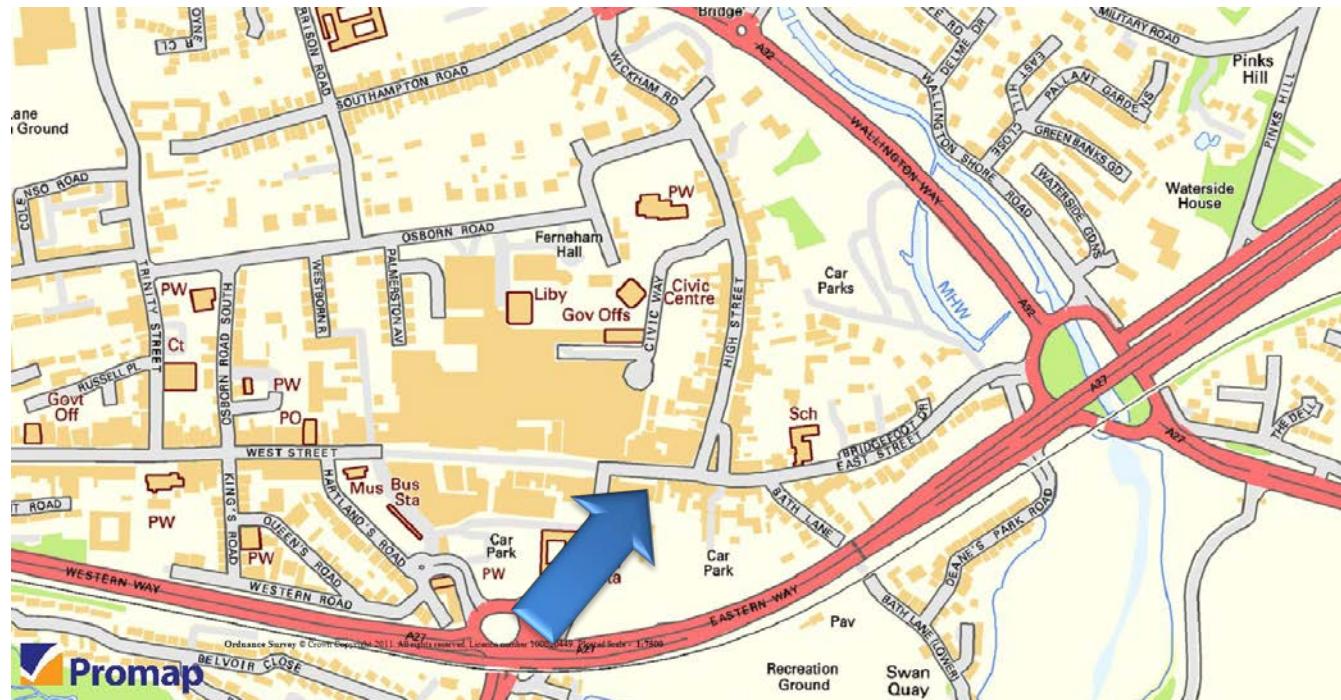
The town of Fareham forms part of the Solent conurbation, midway between Portsmouth and Southampton city centres, with a borough population of some 108,000. The town lies 6 miles (9km) north-west of Portsmouth and benefits from immediate access from Junctions 9, 10 and 11 of the M27 Motorway.

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.



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