



TO LET

Well Positioned
Ground Floor
Commercial Unit

1,009 SQ FT // 93.85 SQ M

Summary

- Ground floor class E premises
- Large glass frontage
- Based on the main pedestrianised street of Fareham
- Large pay and display car park adjacent to the premises

Passing Rent: £30,000 pax





Location

- Fareham is a popular town located in south east Hampshire, based just off of junction 11 of the M27
- 10 miles to the west of Southampton and 6 miles to the east of Portsmouth
- A substantial pay and display car park is just opposite the property, with immediate access to the A27

Nearby Occupiers



Description

- Ground floor class E premises
- Staff room / storage towards the rear
- 1 x disabled WC
- Main serving counter used by Costa remains in place
- Large glass frontage
- Alarm system

Accommodation

	sq m	sq ft
Net Internal Area Approx.	93.85	1,009



Terms

The premises are held on the residue of an effective full repairing and insuring lease expiring on 5th January 2031.

The lease provides for an upward only open market rent review on the 6th January 2027.

The current rent passing is **£30,000 per annum**, exclusive.

A new FRI lease may be available directly from the landlord upon further enquiry.

Service Charge

A service charge will be payable in respect of the maintenance and upkeep of the common parts. This is currently budgeted at circa £2,700 per annum.

Rateable Value

£19,750 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

EPC Rating

A - 22

Legal Costs

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

VAT

VAT is applicable.

Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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Offices in Dorset and Hampshire.

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