

135 WEST STREET, FAREHAM, PO16 0DU

FOR SALE

2,385 SQ FT (221.57 SQ M)

Vail Williams

Summary

MIXED USE FREEHOLD INVESTMENT OPPORTUNITY IN FAREHAM

Available Size	2,385 sq ft
Price	£450,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

- City Centre Freehold Investment
- Rent - £41,100 per annum
- Ground floor retail unit let at £13,500 per annum
- Two residential flats at £1,100 pcm and £1,200 pcm
- 3 parking spaces
- OIEO £450,000
- No VAT

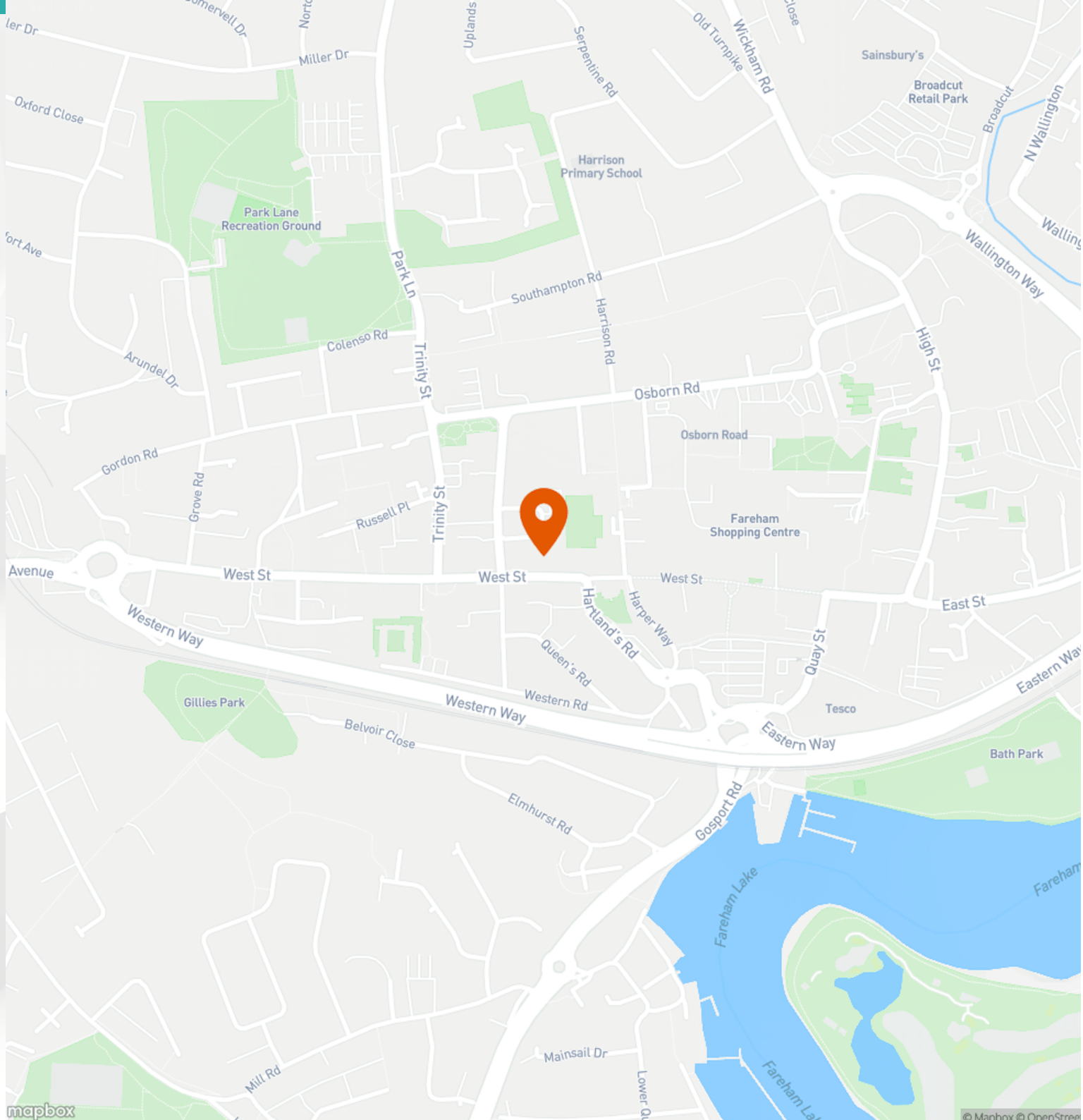


Location

135 West Street, Fareham,
PO16 0DU

Fareham is an established market town located approximately 15.5 miles east of Southampton and 8.3 miles north-west of Portsmouth. The town benefits from excellent road communications, being situated close to Junction 10 of the M27, which provides direct access to the M3 and A3(M) and the wider national motorway network, including London. Fareham also benefits from a mainline railway station providing regular services to Portsmouth, Southampton and London Waterloo.

West Street is an established town-centre retail and commercial location, benefiting from strong pedestrian footfall and proximity to a wide range of national and independent retailers, cafés, restaurants and professional services. The surrounding area provides a well-established commercial environment, with the town also benefiting from ongoing development and investment, including the major Welborne development to the north of Fareham.

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Further Details

Description

The property is situated on the Northern side of West Street in Fareham town and comprises a mid-terraced building with retail shop and two residential flats. The retail shop comprises ground floor sales area, with ancillary and rear access.

The first and second floor flats are accessed via Malthouse Lane and a rear staircase that accesses both flats. Internally, the first floor flat has two bedrooms towards the front of the premises, with a galley kitchen, two shower rooms and a dining / lounge area.

The second floor flat has recently been refurbished and comprises two bedrooms, with a dining / lounge area, shower room and a kitchen with utility room. There is no gas supply to the property and the premises benefit from electric storage heaters.

The property benefits from 3 car parking spaces which are allocated to each occupier.

VAT

The property is not elected for VAT.

Terms

We are instructed to seek offers in excess of £450,000 exclusive, which reflects a net initial yield of 8.74%, assuming normal purchasers costs of 4.50%.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Shop	845	78.50	Available
1st - Flat	883	82.03	Available
2nd - Flat	657	61.04	Available
Total	**2,385**	**221.57**	

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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

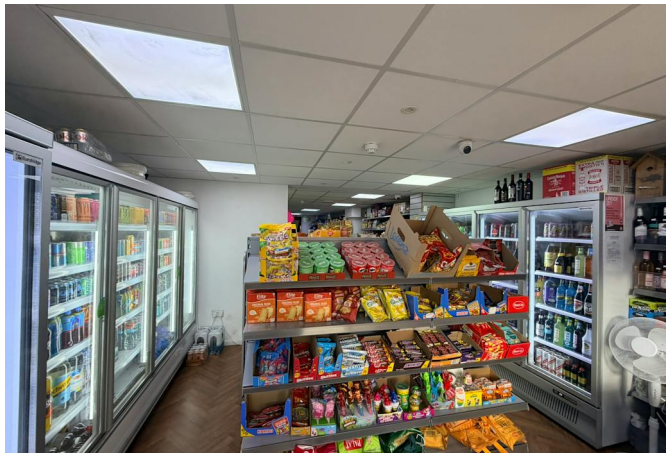
Tenancy

The ground floor commercial unit is let to RJ Group PVT Ltd on a 10-year lease from 20 May 2024 at a passing rent of £13,500 per annum. The Landlord holds a 6 month rent deposit and there is a personal guarantee. There are tenant only break options in May 2028 and 2032.

The two flats are let on Assured Periodic Tenancies (APTs) at an annual rent of £13,200 per annum and £14,400 per annum. The parking spaces are included in the rents.













Enquiries & Viewings



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Vail Williams
View on our website

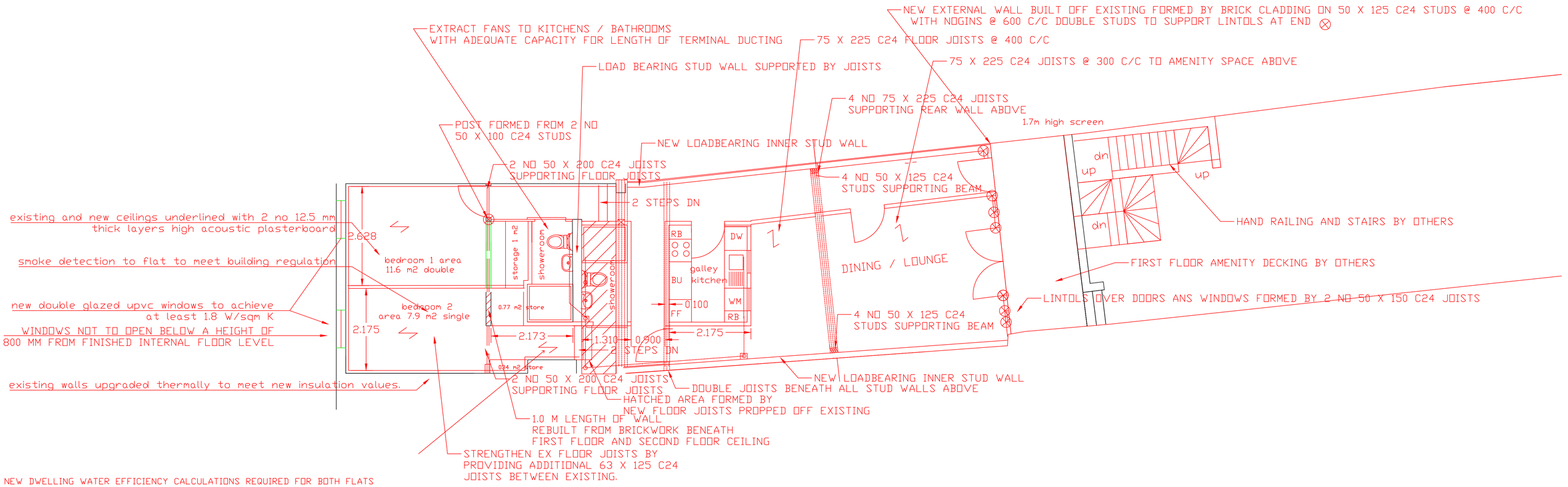
Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 27/10/2026

PROPOSED EXTENSIONS TO REAR OF 135 WEST STREET FAREHAM TO FORM TWO 2 BEDROOM FLATS

0 5m

PROPOSED FIRST FLOOR PLAN SHOWING STRUCTURE ABOVE

SCALE 1:50 @ A1 JAN 2016



NEW DWELLING WATER EFFICIENCY CALCULATIONS REQUIRED FOR BOTH FLATS

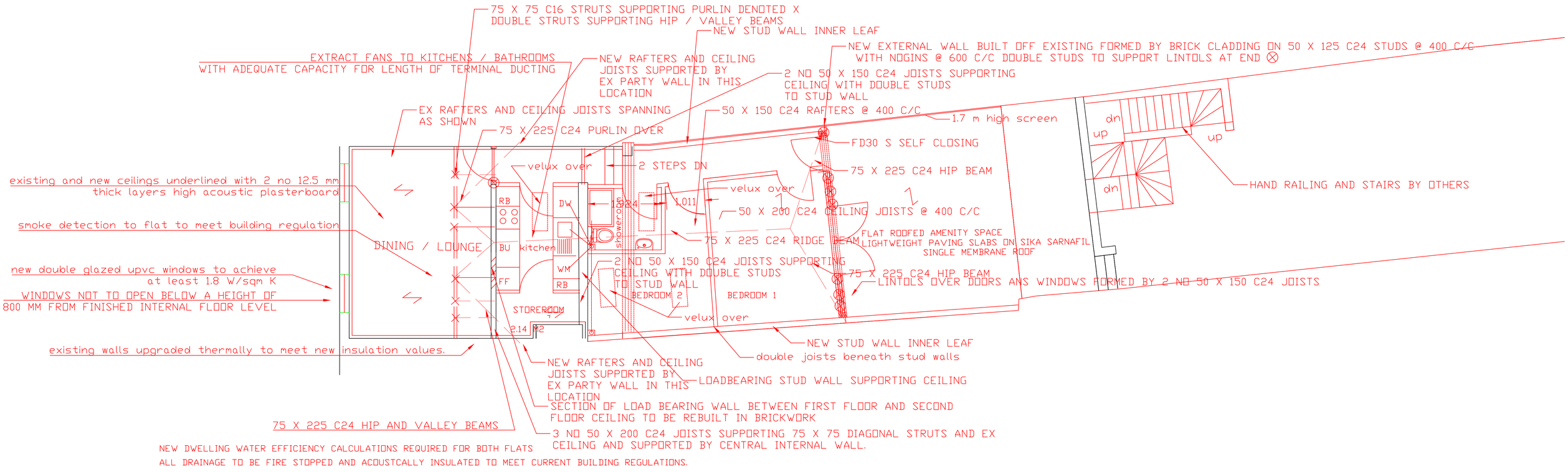
ALL DRAINAGE TO BE FIRE STOPPED AND ACOUSTCALLY INSULATED TO MEET CURRENT BUILDING REGULATIONS.

rev b recommendations from planning officer comments
rev A small bedroom width increased to meet national described space standard

PROPOSED EXTENSIONS TO REAR OF 135 WEST STREET FAREHAM TO FORM
TWO 2 BEDROOM FLATS
PROPOSED SECOND FLOOR PLAN

SCALE 1:50 @ A1 JAN 2016
0 5m

NOTE THE SECOND FLOOR FLAT WILL BE SOLD AND AS SUCH WILL NEED TO BE COVERED BY A PREMIER GUARANTEE FOR 10 YEARS. THE BUILDER WILL BE REQUIRED TO REGISTER AND BE ACCEPTED AS A MEMBER OF THE SCHEME AND MAINTAIN COVER FOR 3 YEARS. ALL AT THE COST TO THE BUILDER ESTIMATED AT £1200 THIS IS A PRIME REQUIREMENT OF THE BUILD CONTRACT.



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ACTUAL DIMENSIONED DRAWING SCALE 1:50 @ A3 GROUND FLOOR
135 WEST ST FAREHAM, HANTS, PO16 0DU

