



Commercial Space

95 West Street

Fareham, PO16 0AQ

Retail, Restaurant

TO LET

1,950 to 5,600 sq ft

(181.16 to 520.26 sq m)

- Class A3 planning consent granted
- Prime town centre location
- South facing pedestrianised position
- Available as a whole or as two separate units

Summary

Available Size	1,950 to 5,600 sq ft
Rent	Rent on Application
Business Rates	To be assessed on first occupation
EPC Rating	Upon Enquiry

Location

The building occupies a prime location on West Street a busy pedestrian retail thoroughfare. The Market Quay retail and leisure scheme is directly opposite, which is anchored by a 5 screen Reel Cinema. Occupiers nearby include Wilkinsons, TK Maxx, Nandos and Slug & Lettuce. In addition Loungers have taken premises diagonally opposite. The main entrance to Fareham Shopping Centre is a short distance away from the subject premises and the 500,000 sq ft covered shopping centre accommodates Next, Boots, Superdrug etc.

Description

The property comprises the ground floor of the building and benefits from extensive south facing frontage to West Street. A number of alternative schemes are being considered for the upper parts of the building. The ground floor is available as a whole or can be divided to provide two separate units.

Accommodation

The accommodation comprises the following:

Name	Sq ft	Sq m
G - Unit A	1,950	181.16
G - Unit B	3,650	339.10
Total	5,600	520.26

Terms

Available on a new lease basis for a term to be agreed, subject to 5 yearly rent reviews.

Planning

The building currently benefits from a Class A1 (retail use) and Class A3 (restaurant use) and could be suitable for other uses, subject to planning.

Legal Costs

Each party to bear their own legal costs.

Joint Agent

Green & Partners

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Viewing & Further Information

Tim Clark

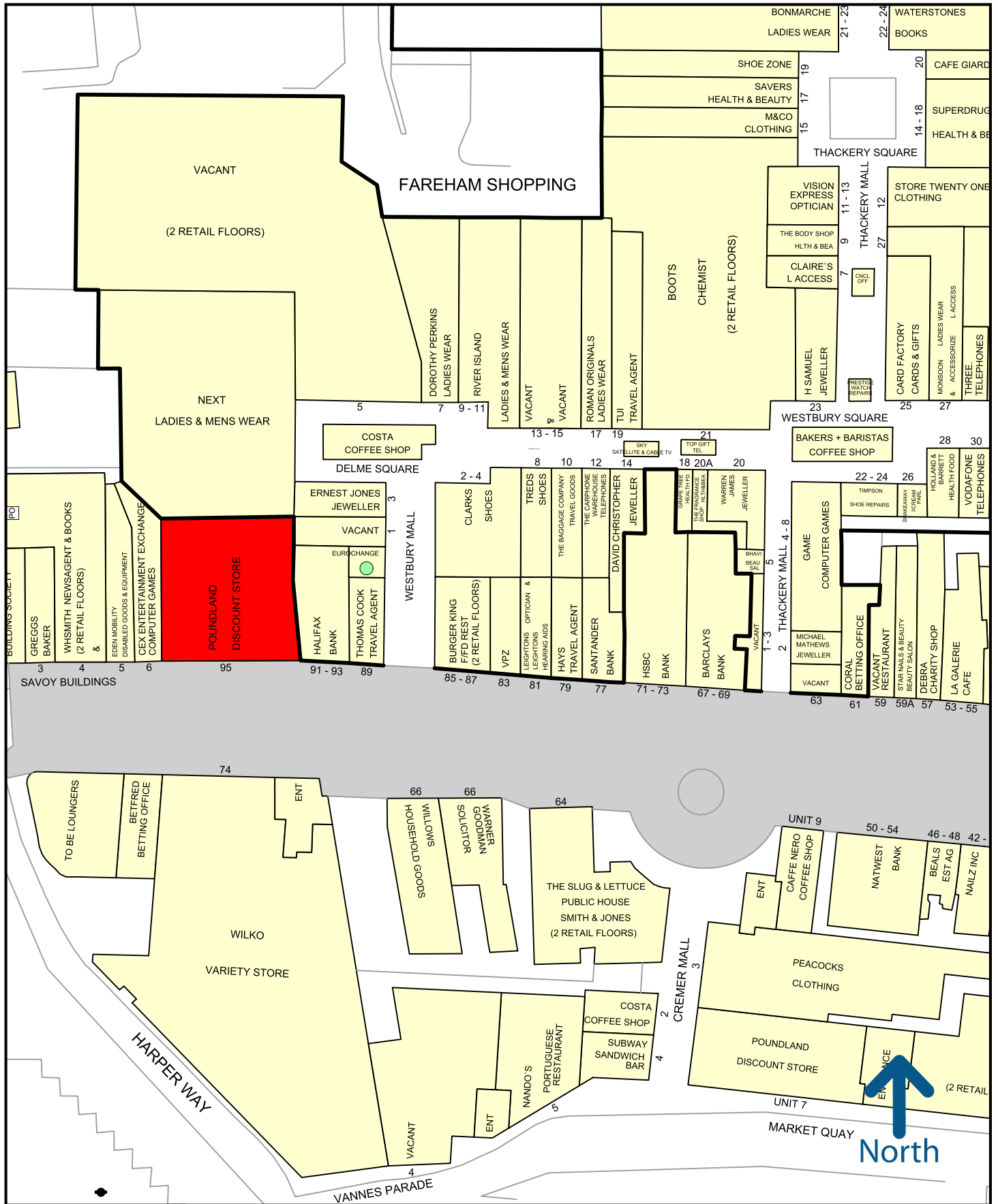
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