

83 WEST STREET (UNIT 31) FAREHAM SHOPPING CENTRE
FAREHAM PO16 0PB



PRIME UNIT WITH CLASS A3 CONSENT - **TO LET**



1,080 sq ft (100.33 sq m) Net Internal Area

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LOCATION

The premises occupy a prominent position fronting West Street, Fareham, opposite Market Quay Leisure Scheme where occupiers include Nandos, Slug and Lettuce, Kung-Fu Buffet and a 5 screen Reel Cinema.

Fareham shopping centre is a 500,000 sq ft fully enclosed scheme. The unit is adjacent to Burger King and there are various other food and drink occupiers in this section of West Street including Coffee# 1, Three Joes Pizza and Caffe Nero.



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DESCRIPTION

The unit is arranged to provide a ground floor sales area and first floor store.

It may be possible to provide an external customer seating area, subject to a pavement licence being obtained from Fareham Borough Council.

TENURE

The unit is available on a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

RENT

£38,500 per annum

PLANNING

A Class A3 (Restaurant/Café) planning consent has recently been obtained for the unit. The premises are also suitable for uses within Class A1 and Class A2.

SERVICE CHARGE

A service charge is applicable to this property. The charge for the current year is £11,365.

SCHEDULE OF AREAS (APPROX. NIA)

Description	ft ²	m ²
Ground Floor	1,080	100.33
First Floor	583	54.16

EPC

EPC awaited.

BUSINESS RATES

We are advised by the Valuation Office agency website (www.voa.gov.uk) that the property has a rateable value of £31,250. However, we would advise interested parties to confirm the accuracy of this information.

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents.

CONTACT

Tim Clark
Vail Williams LLP

Tel: 07584 214662
Email: tclark@vailwilliams.com

Mike Willoughby
Green & Partners
Tel: 0207 659 4827
Email: mike.willoughby@greenpartners.co.uk

James Jenkins
Green & Partners
Tel: 0207 659 4842
Email: james.jenkins@greenpartners.co.uk



SUBJECT TO CONTRACT
November 2018



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