

PRIME UNIT WITH CLASS A3 CONSENT - TO LET



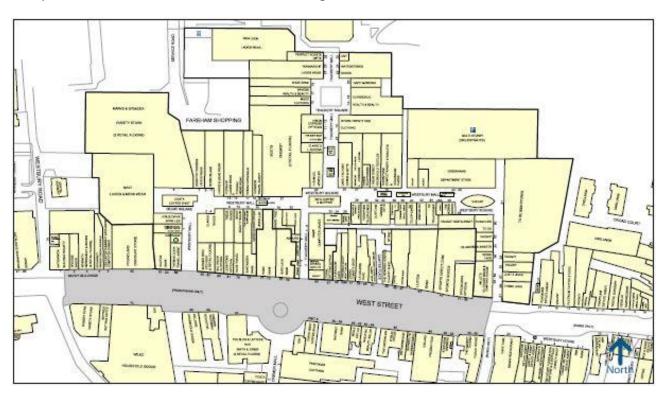
1,080 sq ft (100.33 sq m) Net Internal Area



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.







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	ft²	m²
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.



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







Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessess and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

Birmingham Crawley Guildford Heathrow London Portsmouth Southampton Thames Valley

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

Our Services: Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation

