

UNIT 21 LOCKS HEATH SHOPPING VILLAGE, LOCKS HEATH SO31 6DX



RETAIL UNIT TO LET



KEY FEATURES

- Thriving district centre
- Close to Waitrose
- Suitable for variety of uses

1,394 sq.ft (129.50 sq.m) Gross Internal Area

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LOCATION

The premises are situated within Locks Heath Shopping Village, a purpose-built district centre anchored by a 40,000 sq ft Waitrose Supermarket. Other occupiers include Costa, Iceland, Martins, COOK and Anytime Fitness Gym, together with a number of local occupiers.



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DESCRIPTION

The premises comprise a ground floor retail unit with rear servicing and provides the following approximate area:

Description	ft ²	m ²
Ground Floor	1,394	129.50



TERMS

The property is available, on a new effective full repairing and insuring lease for a term to be agreed at a rental of £32,500 per annum.

PLANNING

The property currently benefits from a Class A1 (Retail) planning consent but may be suitable for alternative uses; interested parties are requested to make their own enquiries of Fareham Borough Council.

SERVICE CHARGE

A service charge is applicable to this property. The service charge for 2019 is £5,414.

EPC

To be assessed.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £18,000. However, we would advise any interested party 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 sole agents.

CONTACT

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SUBJECT TO CONTRACT
September 2019

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