Vail Williams

RETAIL UNIT

TO LET

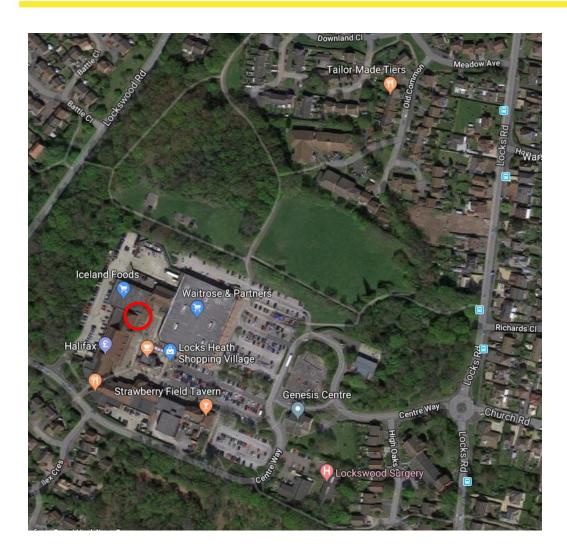


KEY FEATURES

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

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





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.





DESCRIPTION

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

Description	ft²	m²
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.



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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