

# CLASS E OPPORTUNITY

# FAREHAM

## UNIT 26

## (1 WESTBURY MALL)

**SUBJECT TO VACANT POSSESSION**

### Description

Fareham Shopping Centre is a 500,000 sq. ft. fully enclosed retail space with an average footfall of 130,000 per week. The scheme is anchored by **B&M**, **Boots The Chemist** and **Next**. The unit is located nearby **Clarks**, **Costa** and **Next**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground and first floors having the following approximate floor areas:

<b>Ground Floor</b>	1,097 sq. ft.	(101.9 sq. m)
<b>First Floor</b>	571 sq. ft.	(53.1 sq. m)

### Lease

The premises are available on new effectively full repairing and insuring leases for a term to be agreed subject to upward only rent reviews every 5 years.

### Rent

# £27,500

per annum exclusive.

### Service Charge

The current service charge for the financial year is £18,864 per annum.



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£22,500
<b>UBR (23/24)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of C 74. A full report is available upon request.

### Legal Costs

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

### Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

**Ben Sykes**                      **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

**Mike Willoughby**            **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

Or, **Vail Williams LLP**, contacting:

**Tim Clark**                      **0239 220 3200**  
[tclark@vailwilliams.com](mailto:tclark@vailwilliams.com)

Subject to Contract

