# CLASS E OPPORTUNITY

## **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:

Ground Floor	1,097 sq. ft.	(101.9 sq. m)
First Floor	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



per annum exclusive.

#### **Service Charge**

The current service charge for the financial year is  $\pm 18,864$  per annum.



#### **Business Rates**

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

Rateable Value	£22,500
UBR (23/24)	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

#### Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

Or, Vail Williams LLP, contacting:

Tim Clark0239 220 3200tclark@vailwilliams.com

Subject to Contract



020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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Fareham

