

PO14 1AL

NEWGATE LANE FAREHAM

Lambert
Smith
Hampton

///BUCKS.ROOSTER.HURRICANE

 FREEHOLD

 2.74 ACRES



FOR SALE

BUSY ROADSIDE SITE COMPRISING 35,000 SQ FT OF SHOWROOM, WORKSHOPS, INDUSTRIAL & OFFICE BUILDINGS.

IDEAL OPPORTUNITY FOR OWNER OCCUPIER OR REDEVELOPMENT.

SPECIFICATION

Having traded successfully for many years as a multi franchise car dealership, the business has relocated to new showroom and workshops.

The site is effectively in two parts, firstly the front detached showroom and workshop building with first floor offices and car sales display which benefits from the extensive frontage and prominence to Newgate Lane.

Secondly to the rear are two semi-detached industrial / warehouse units with yard and parking separated by a shared service road (within the subject property ownership) giving access to the adjacent enterprise centre.

In total the gross site area is some 2.74 (1.11 hectares) This includes the shared service roads to the rear unit so in terms of redevelopment the total net site area is approximately 2.3 acres (0.93 hectares) The front site being some 1.47 acres and the rear site including the rear units is some 0.84 acres.

GROSS SITE AREA | **2.74 ACRES**

FRONT SITE AREA | **1.47 ACRES**

REAR SITE AREA | **0.84 ACRES**



SCHEDULE OF ACCOMMODATION

GROSS INTERNAL	SQ FT	SQ M
Front Ground Floor Showroom / Workshops	15,116	1,404
First Floor Offices	3,190	296
FRONT PART TOTAL	18,306	1,700
Rear Industrial Unit inc Mezzanine Stores	8,772	705
Rear Warehouse Unit inc Ground Floor Offices	7,996	664
TOTAL FLOOR AREA	35,074	3,258

LOCATION

NEWGATE LANE, FAREHAM, PO14 1AL



FAREHAM TRADE PARK



SPEEDFIELDS RETAIL PARK



COLLINGWOOD RETAIL PARK



Magnet

safestore

U-DRIVE

REAR INDUSTRIAL UNITS

SHOWROOM AND WORKSHOPS

ENTERPRISE CENTRE

HOWDENS

Brewers DECORATOR CENTRES

enterprise

HOMEBASE

Elliotts

Wickes

HENDY

MATALAN

NEWGATE LANE

B3385 to M27

B3385 to GOSPORT

The property is situated 2 miles south of Fareham Town Centre on the east side of Newgate Lane (B3385) a busy traffic route leading to retail parks / local industrial estates, HMS Collingwood Naval Base and beyond to Lee on Solent / Gosport Peninsular.

There is significant commercial activity in the area with a wide range of retailers, food supermarkets, food drive-thrus, trade counter users and local and national companies in manufacturing / logistics.

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OPPORTUNITY

The property is marketed as a whole, but subdivision and separate sale of front and rear sections are also considered. It offers an ideal location for motor trade or retail businesses due to its successful trading history and prominent position. There's significant potential for alternative commercial uses, subject to planning, such as roadside food and non-food operators, self-storage, trade merchants, or specialized destination ventures

TENURE

The site is held freehold, and vacant possession will be granted upon completion of the sale. To assess bids based on offer level, conditions, and proposed timescale, we may conduct an informal tender to invite proposals from interested parties. The date for this tender process will be confirmed later.

EPC

The Energy Performance Asset Rating is C61.

RATEABLE VALUE

Car Showroom & Premises	RV £200,000
Unit 4 Workshop & Premises	RV £39,000
Unit 6 Workshop & Premises	RV £36,000
Management Suite Offices	RV £4,850

TERMS

Price on application - we understand the property is elected for VAT.

VIEWING & FURTHER INFORMATION

**Lambert
Smith
Hampton**

Viewing is strictly by appointment with sole agents:

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