



## A1 Retail Unit

**FOR SALE OR FOR LET**

**27 THE SQUARE  
TITCHFIELD  
HAMPSHIRE  
PO14 4 RT**

## Key Features

Sales area 197 Sq Ft (18.3 Sq M)

The Square, Titchfield

Boutique-style shop

Rental - £8,500 per annum exclusive

Freehold - offers in excess of £110,000

## Location

The property is situated in heart of Titchfield village centre and is in a prominent position fronting The Square. The Square is predominately made up of commercial occupants including both national and independent retailers.

Titchfield is within the borough of Fareham, which is located approximately 13 miles from Portsmouth to the east and 10 miles from Southampton to the west. Fareham station is just 2 miles away.

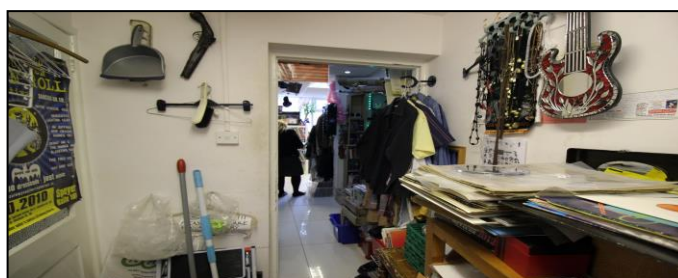
## Description & Measurements

The property comprises a single storey, mid-terrace retail unit with sales area, staff area and WC.

There is on street parking available in The Square, and it is noted that this property sits within a Conservation Area of Titchfield Village.

The following are the approximate areas and measurements.

	Sq m	Sq ft
<b>Sales area</b>	18.3	197
<b>Staff area</b>	3.4	37
<b>Total NIA</b>	21.7	234
<b>WC</b>		



## Viewing Arrangements

All viewings are to be accompanied, please contact us as Joint Agents for this property:

Wheeler & Lai Chartered Surveyors: 01983 210 335

Sau-Wan Lai: slai@wlsurveyors.co.uk

Rebecca Wheeler: rwheeler@wlsurveyors.co.uk

## Terms

We are instructed to market this retail unit on a new Full Repairing and Insuring Lease for a term to be agreed at the commencing rental of £8,500 per annum exclusive.

Alternatively, offers in excess of £110,000 for the Freehold Interest with vacant possession would be considered.

### EPC Rating:

Shop: E (106)

### Rateable Value:

Shop: £4,500 (Source: VOA)

### Legal Costs:

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

### Joint Agents with:

NEXA: 023 9245 4389



Jamie Gray: jamie@nexaproPERTIES.com

**WHEELER & LAI**  
CHARTERED SURVEYORS  
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