

01329 221199

eddisons.com

RETAIL INVESTMENT – FOR SALE

Eddisons



Ground Floor Shops 39, 41 and 43 Redlands Lane, Fareham PO14 1HL

£290,000

170.1 sq. m. (1831 sq. ft.)

- For Sale
- New 999 Year Leases
- Potential to Regear Rents
- Established Retail Parade

LOCATION

The properties are located within Fareham, a historic market town situated between Southampton in the west and Portsmouth to the east, and forms part of the ever expanding south coast conurbation.

Fareham benefits from excellent transport communications, with the M27 and Fareham Train Station within easy reach.

The units are situated along Redlands Lane, an established shopping parade serving the local population.

DESCRIPTION

The property comprises three ground floor, adjoining terraced retail units, currently all let out to local independent traders:

Unit	Trading as	Term	Rent	Break Option
39	HD Beauty	5 years, from 10th July 2022	£7,200 per annum exclusive of VAT	Mutual annual break option. *no simple or statutory declaration seen
41	Kurdish Barbers	5 years, from 1st March 2023	£7,200 per annum exclusive of VAT	-
43	Eclipse Tattoo Studio	5 years and a day, from 1st January 2023	£7,200 per annum exclusive of VAT	-

Copies of the leases are available on request. In our opinion there is scope to regear the leases.

No allocated parking is provided to the shops.

PRICE

The three ground floor units are available to purchase long leasehold (on new 999 year leases) at a guide price of **£290,000**.

VAT

We understand the property is elected for VAT.

BUSINESS RATES

Unit	Current Rateable Value
39	£6,500
41	£6,000
43	£6,400

For further information of business rates please contact the local authority.

SERVICE CHARGE

A service charge operates at the property. Further details are available on request.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

Unit	EPC Rating
39	C (74)
41	C (58)
43	B (47)

AREAS

The shops have the following approximate floor areas, calculated on a Net Internal Area basis:

	M2	Sq. Ft.
39 Redlands Lane	61.8	665
41 Redlands Lane	43.5	468
43 Redlands Lane	64.8	698
Total	170.1	1831

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



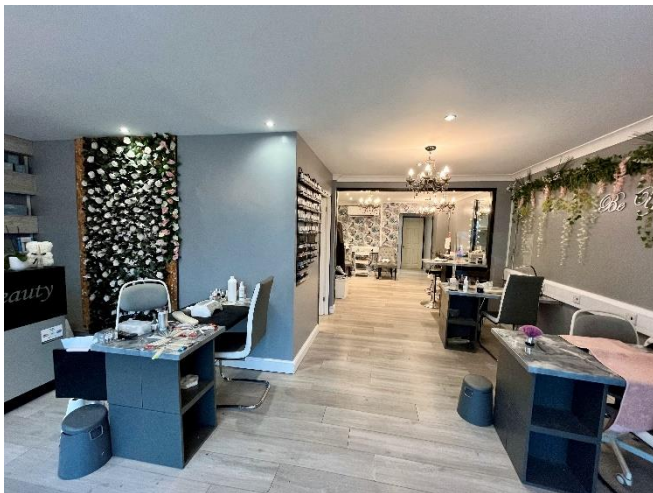
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For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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