

FAREHAM

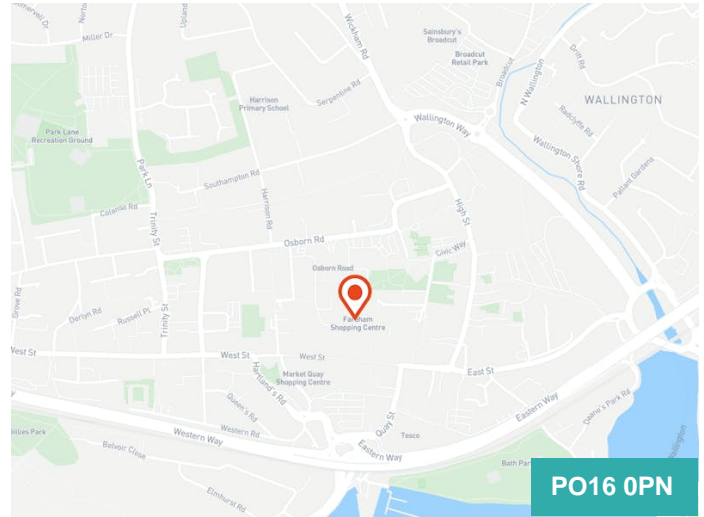
Unit 70-75 Fareham
Shopping Centre 45-49
Osborn Square, PO16 0PN



LEISURE / RETAIL TO LET

27,287 SQ FT

- Prominent position
- Ground and first floors
- Near rear multi-storey car park pedestrian entrance



Summary

Available Size	27,287 sq ft
Rent	Rent on Application
Rateable Value	£110,000
Service Charge	£78,078 per annum
EPC Rating	C (67)

Description

The premises occupy a prominent position adjacent to B&M Bargains and the rear multi storey car park pedestrian entrance. Other occupiers include O2, Holland & Barrett, Vodafone and The Works.

Location

Fareham Shopping Centre is a 500,000 sq ft fully enclosed shopping centre with key tenants including Next, Boots, Waterstones and Superdrug.

Terms

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Legal Costs

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

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	11,587	1,076.47
1st	15,700	1,458.58
Total	27,287	2,535.05

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewings

Viewings via joint sole agents:

Tim Clark
 tclark@vailwilliams.com
 07584 214662

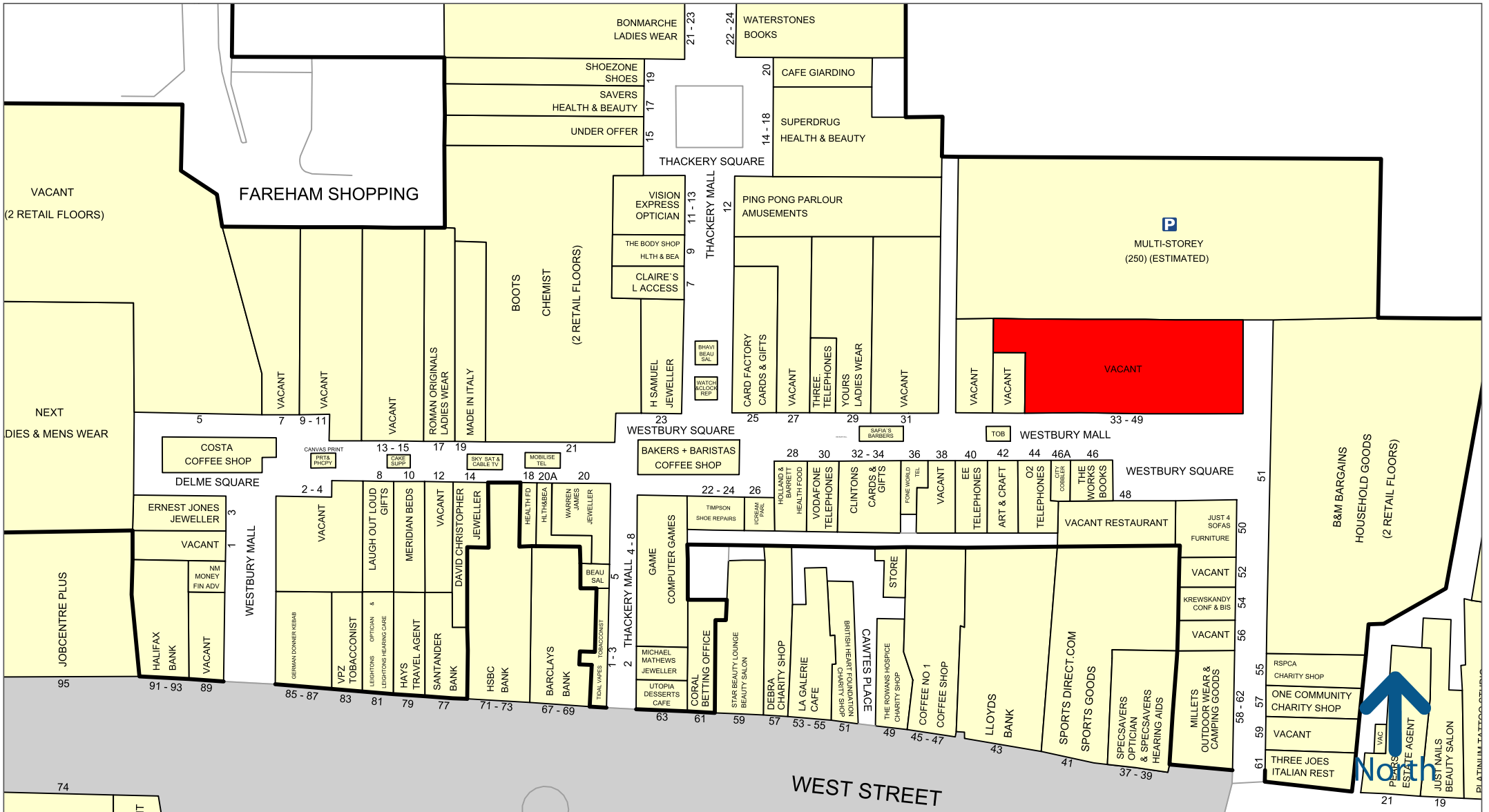
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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 12/09/2023



50 metres

Experian Goad Plan Created: 12/09/2023

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