



**160 SOUTHAMPTON ROAD, SEGENSWORTH, FAREHAM,
PO14 4PP**

RETAIL TO LET

12,500 SQ FT (1,161.29 SQ M)



Summary

Retail Warehouse

Available Size 12,500 sq ft

Rent Rent on Application

Rateable £173,000

Value EPC B (31)

Rating

- Established retail park location
- Good roadside visibility to A27
- Suitable for a variety of uses



Location



160 Southampton Road,
Segensworth, Fareham, PO14
4PP

The property forms part of Southampton Road retail park in Fareham. The subject unit is situated adjacent to The Gym Group. Other occupiers on the retail park include B&Q, Dunelm, Carpetright, Home Bargains, Pets at Home, Halfords and Curry's/PC World. In addition, B&M Stores have taken a lease on 166 Southampton Road nearby.





Further Details

Description

The unit comprises a purpose built retail warehouse of steel frame construction with metal cladding. Internally the unit is rectangular in shape with access to a shared service yard. The unit shares car parking with the adjoining occupier The Gym Group. The unit has recently been completely refurbished externally.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	12,500	1,161.29
Ground - Loading	657	61.04
Mezzanine	6,510	604.80
Total	19,667	1,827.13

Terms

The property is available to let on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

Planning

The premises benefit from a bulky goods planning consent. From enquiries of Fareham Borough Council's planning department it is believed that relaxation of the consent to alternative uses may be considered.

Service Charge

A service charge is applicable to the unit, further details on request.

Legal Costs

Each party to bear their own legal costs.

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.





Enquiries & Viewings

Tim Clark



tclark@vailwilliams.com

07584 214662



This drawing is copyright and shall not be reproduced nor used for any other purpose without written permission of the authors.

Do not copy from this drawing, use figured dimensions only.

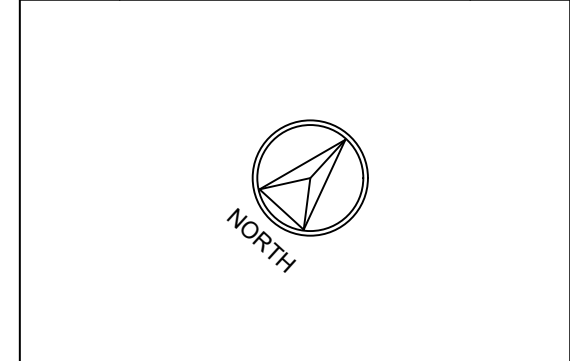
The drawing must be read in conjunction with all other related drawings and documentation.

It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

Revision	Description	Date



13-21 Curtain Road,
London,
EC2A 3LT

Tel: 020 7253 5050
Fax: 020 7253 5056
Email: mail@cubitconsulting.co.uk
Website: www.cubitconsulting.co.uk

160 Southampton Road, Fareham,
Hampshire PO14 4PP

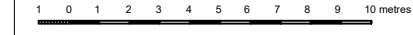
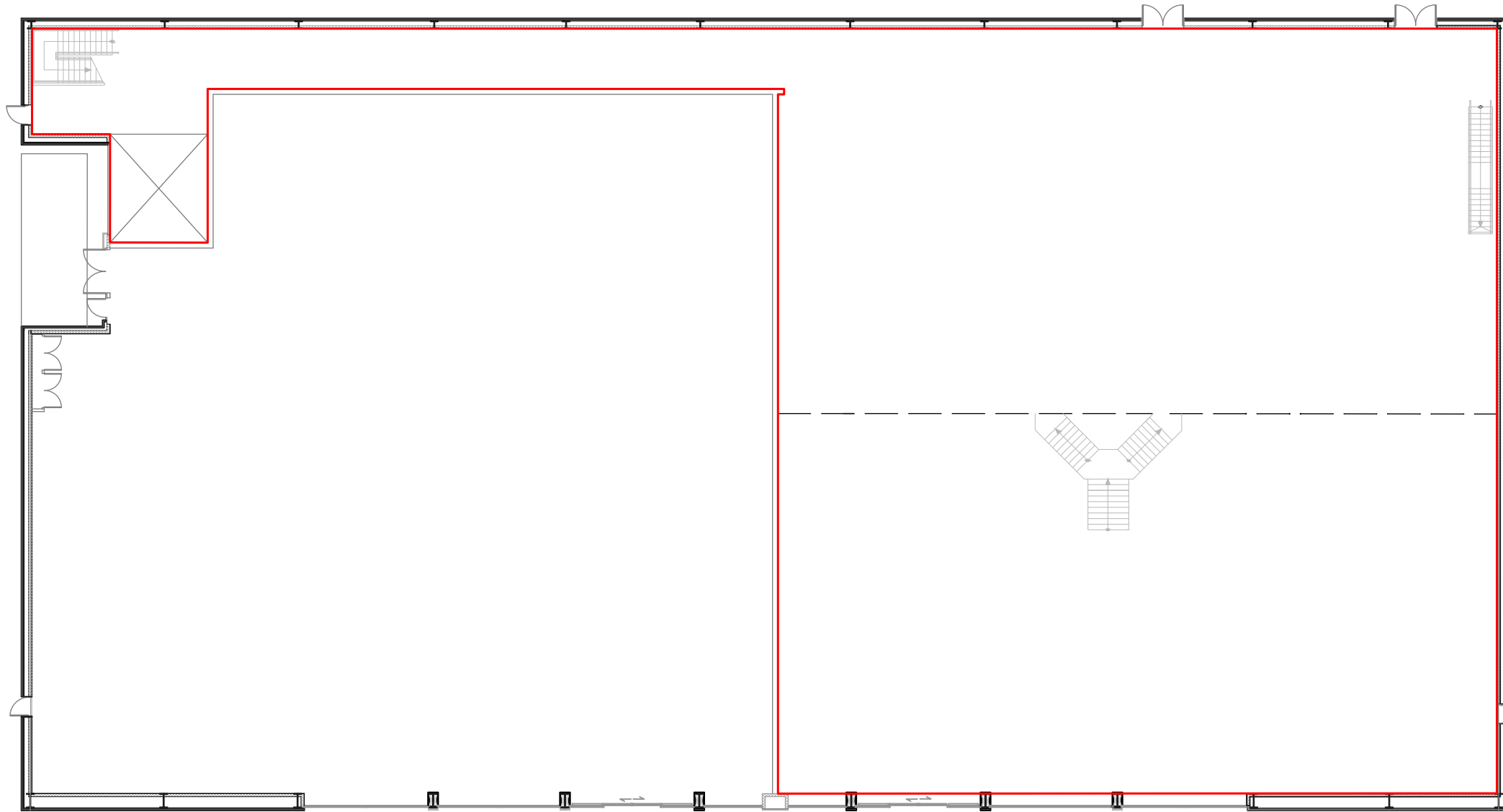
Drawing Title:
Existing Ground Floor

Date: **July 2023** Scale: **1:250 @ A3**

Drawn/Checked By: **RF** Purpose of Issue:

Job No:	Drawing No:	Rev:
10744	005	

This drawing must not be reproduced in whole or part without written consent. Do not scale from this drawing. Written dimensions to be checked on site.



This drawing is copyright and shall not be reproduced nor used for any other purpose without written permission of the authors.

Do not copy from this drawing, use figured dimensions only.

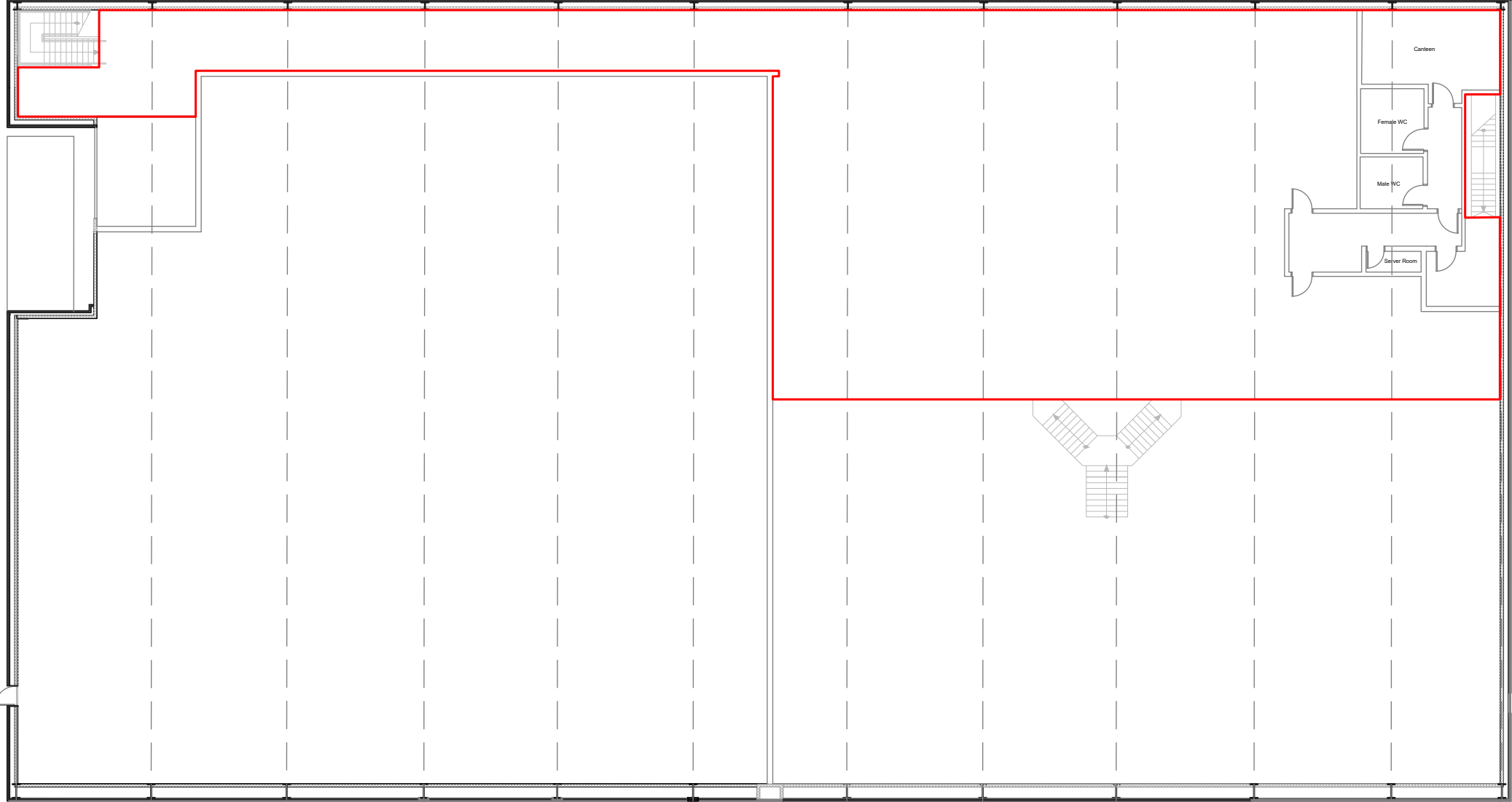
The drawing must be read in conjunction with all other related drawings and documentation.

It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

Revision	Description	Date



13-21 Curtain Road,
London,
EC2A 3LT

Tel: 020 7253 5050
Fax: 020 7253 5056

Email: mail@cubitconsulting.co.uk
Website: www.cubitconsulting.co.uk

160 Southampton Road, Fareham,
Hampshire PO14 4PP

Drawing Title:
Existing Mezzanine Level

Date: **July 2023** Scale: **1:250 @ A3**

Drawn/Checked By: **RF** Purpose of Issue:

Job No:	Drawing No:	Rev:
10744	006	

1 0 1 2 3 4 5 6 7 8 9 10 metres

This drawing must not be reproduced in whole or part without written consent
Do not scale from this drawing. Written dimensions to be checked on site