

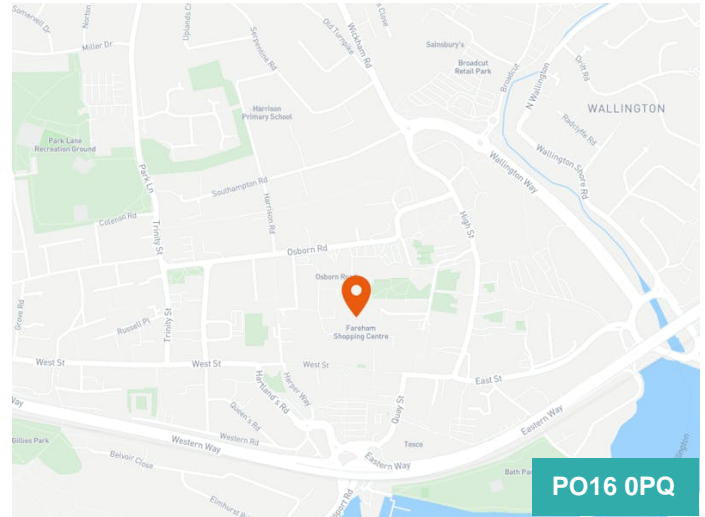
FAREHAM

Units 79a/79b Fareham
Shopping Centre, PO16 0PQ



FITTED RESTAURANT TO LET 4,041 SQ FT

- Prime position fronting West Street
- Extensive Glazed frontage
- Flexible lease available
- Ground floor trading approx. 96 covers



Summary

Available Size	4,041 sq ft
Rent	Rent on application
Rateable Value	£27,500
Service Charge	£23,056 per annum for 2023-2024
EPC Rating	Upon enquiry

Description

The premises comprise a fully fitted pizza restaurant, arranged over ground and first floor levels. The ground floor trading area provides approximately 96 covers.

A full list of Fixtures and Fittings is available on request.

Location

The units occupy a prominent position fronting West Street at one of the entrances to Fareham Shopping Centre. Nearby leisure occupiers include Nandos, Slug & Lettuce, Vito Lounge, JD Wetherspoon, Reel Cinemas and Bowl Central.

Terms

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,986	184.51
1st	2,055	190.92
Total	4,041	375.43

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.

Legal Costs

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

Viewings

Viewings via joint sole agents:

Tim Clark tclark@vailwilliams.com 07584 214662

Ben Sykes ben.sykes@greenpartners.co.uk 07572 075103

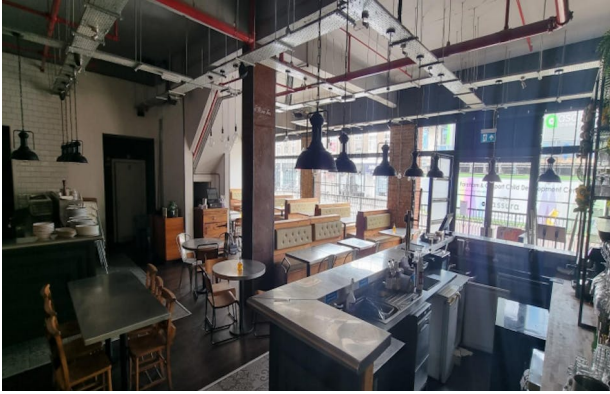


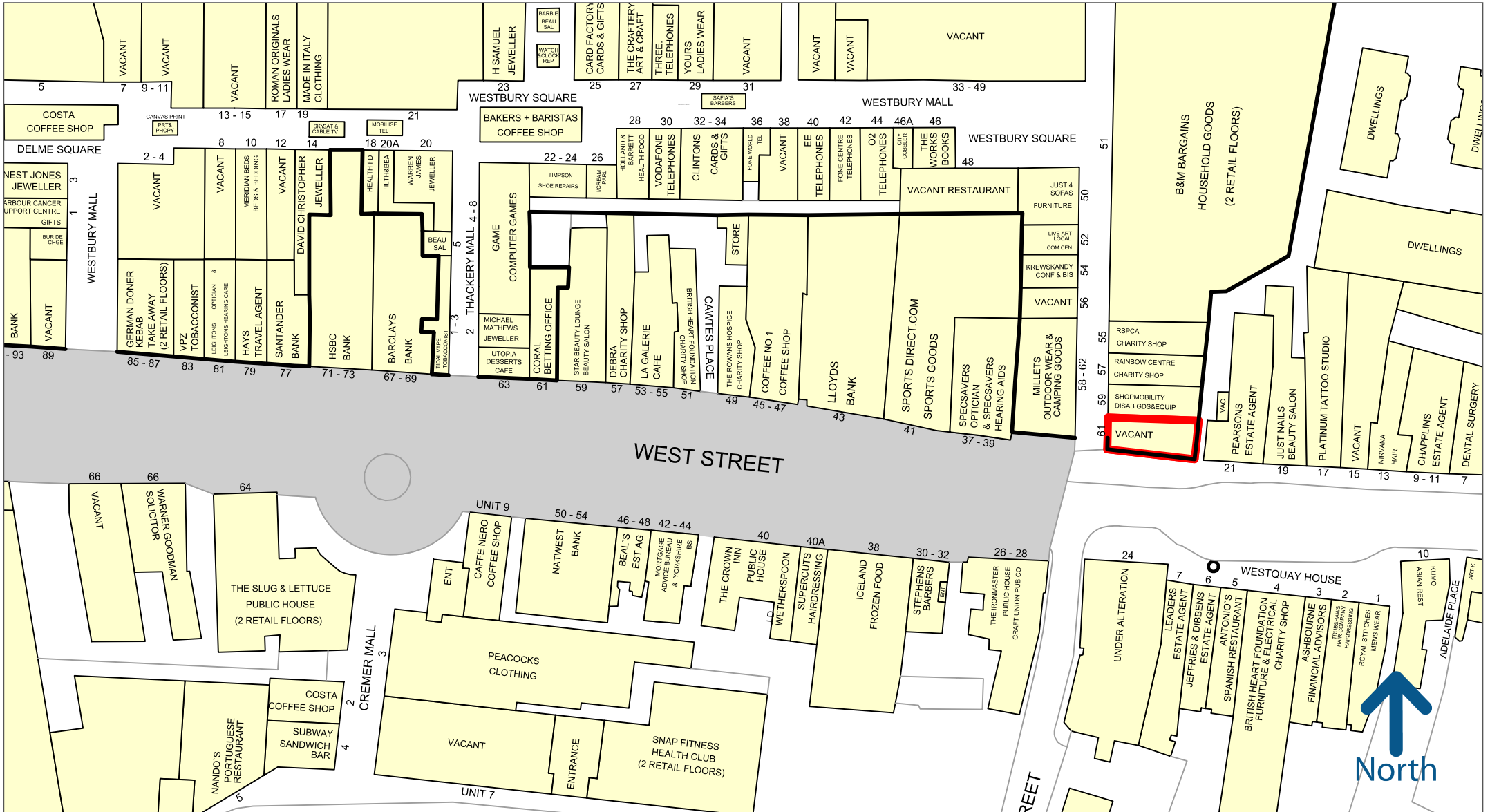
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Experian Goad Plan Created: 17/07/2024

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