

# FAREHAM

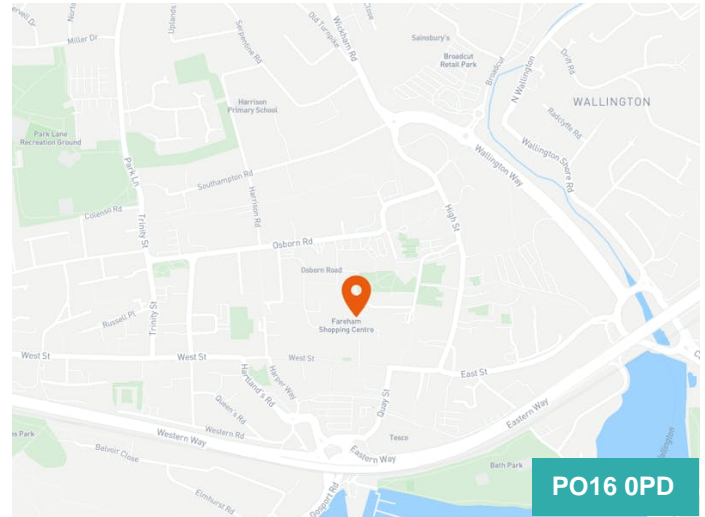
Unit 92 (38 Westbury Mall)  
Fareham Shopping Centre,  
PO16 0PD



## RETAIL TO LET

**964 SQ FT**

- Suitable for variety of uses
- Covered shopping centre
- Flexible lease available



## Summary

<b>Available Size</b>	964 sq ft
<b>Rent</b>	Rent on Application
<b>Rateable Value</b>	£23,500
<b>Service Charge</b>	£17,103 per annum
<b>EPC Rating</b>	Upon Enquiry

## Description

The premises comprise a retail unit, arranged to provide ground floor retail space and first floor storage.

## Location

Fareham Shopping Centre is a 500,000 sq ft fully enclosed shopping centre with key tenants including Next, Boots, Waterstones, Superdrug and B&M. Retailers operating in the vicinity include The Works, Card Factory, O2 and EE.

## Terms

The premises are available on a new effectively 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 the following areas:

Name	sq ft	sq m
Ground	964	89.56
1st	912	84.73
<b>Total</b>	<b>1,876</b>	<b>174.29</b>

## 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

Ben Sykes  
 ben.sykes@greenpartners.co.uk  
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