

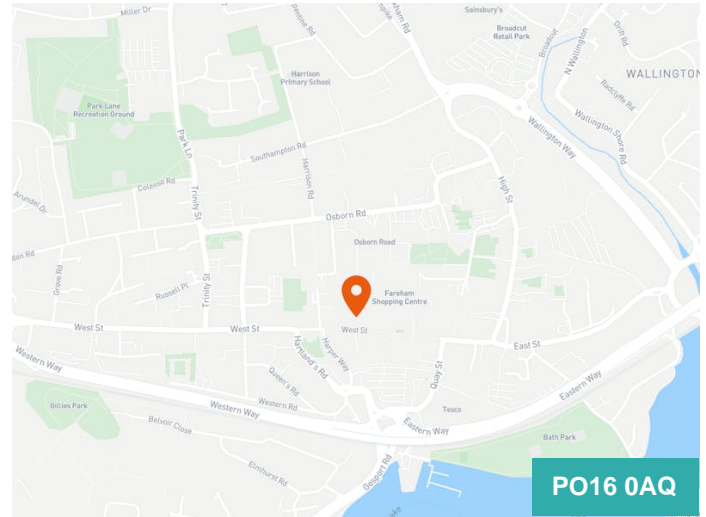
# FAREHAM

Unit 28 (89 West Street)  
Fareham Shopping Centre,  
PO16 0AQ



## CAFE (A1) / RESTAURANT / RETAIL TO LET 1,085 SQ FT

- Prime corner position at entrance to shopping centre
- Extensive return frontage
- Suitable for variety of uses



## Summary

<b>Available Size</b>	1,085 sq ft
<b>Rateable Value</b>	£23,000
<b>Service Charge</b>	£19,283 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

The property is arranged over ground and first floors.

## Location

The unit occupies a prime location on West Street, a busy pedestrianised retail thoroughfare. The Market Quay retail and leisure scheme is directly opposite, which is anchored by a 5 screen Reel Cinema. The unit is in a corner position at the main entrance to Fareham Shopping Centre, a 458,000 sq ft covered shopping centre. Occupiers nearby include Loungers, Nandos and Slug & Lettuce.

## Terms

Available on a new lease basis for a term to be agreed, subject to 5 yearly rent reviews.

## Planning

We understand that the premises benefit from Class E use within the Use Classes Order 2020 (as amended).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,085	100.80
1st	301	27.96
<b>Total</b>	<b>1,386</b>	<b>128.76</b>

## Legal Costs

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

## 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.

## Viewings

Viewings via joint sole agents:

Tim Clark  
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 07584 214662

Ben Sykes  
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