



Primmer Olds **BAS**

FOR SALE/TO LET

Prominent Double Fronted Shop with Potential

117 WEST STREET, FAREHAM, HAMPSHIRE, PO16 0AU

KEY FEATURES

- NIA - 4,204 sq.ft (390.56 sq.m)
- Prominent road side position
- High footfall traffic
- Suitable for a variety of uses
- Nearby occupiers include, McDonald's, Cex, Nationwide and local businesses
- West street precinct is a short walk away benefiting from more national occupiers



Primmer Olds B-A-S
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

117 WEST STREET

DESCRIPTION

Fareham is situated midway between Southampton and Portsmouth on the M27. West street is the main retail patch in the town of Fareham, with a variety of independent shops, cafes and restaurants. The property is located on a busy road with heavy foot traffic, and good public transport links.

The property comprises of self contained offices on the first floor and a retail unit on the ground floor. The two storey premises has been fitted out as a post office for many years, but is suitable for a variety of uses. The ground floor is set two metres further back from the first floor, which could potentially be extended to create a new shop front if required. The overhang of the building can be used as cover for bikes, tables and chairs, etc subject to the occupier.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	3,479	323.20
First Floor	725	67.35
Total Internal Area	4,204	390.56

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Alternatively the property is available for £450,000 for the freehold, subject to contract.

VAT

We understand VAT is payable.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £27,250

Source – voa.gov.uk

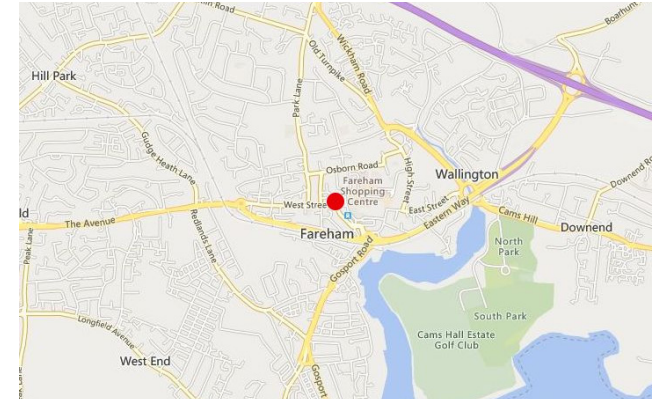
The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating D81

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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