



**OFFERS IN THE REGION OF £1,200,000
Freehold**

- Unique 65-Berth Marina in Upper Fareham Lake
- Perfect Location adjoining Park near Town Centre
- Freehold Marina with Waters under Long Lease from Crown Estates
- Detached Sail Loft with Office & Income Potential
- Berth-Holder Facilities Including Changing & Shower Building
- Scope for further Development Potential
- Potential Gross Yield of over 9% pa
- Ideal Lifestyle Purchase & Business Opportunity





In Brief

Fry & Kent are delighted to market for sale this unique 65-berth MARINA situated in an IDYLLIC backwater location along Upper Fareham Lake, Hampshire, just off the A27 close to Fareham Town Centre and the park.

The waters at this long-established BOATING facility are held under the terms of a long lease from Crown Estates while the marina, which is self-managed by the current owner, includes shower facilities together with a detached SAIL LOFT building with offices, large store, workshop, kitchen and bathroom, offering additional income potential. The building, consisting of the sail loft and the workshop/office below has, under a change of use, residential conversion potential into two units.

The adjoining land may have development potential, subject to all necessary consents being obtainable, in line with adjoining residential development. The Crown Estates lease also allows for additional berths, if required, offering potential for further income and expansion of the business.

Serious interested parties should contact us to discuss current income and arrange a viewing appointment of this rare business opportunity.

Railway arches held on a long lease from Railtrack.

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KEY FACTS

TENURE: Freehold

WATERS: Long lease under the terms of the Crown Estate

VIEWING: Strictly by appointment



FAREHAM
HAMPSHIRE | PO16 0LZ





fry&kent
the property people

Upper Quay Marina, Upper Wharf, Fareham

Approximate Gross Internal Area = 174.8 sq m / 1882 sq ft

Outbuilding = 12.6 sq m / 136 sq ft

Total = 187.4 sq m / 2018 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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