

01329 221199

eddisons.com

FREEHOLD SHOP – FOR SALE

Eddisons



5a The Square, Wickham, Fareham PO17 5JQ

**£150,000**

**38.1 sq. m (409 sq. ft)**

- Rare Freehold Opportunity (Owned by the same family for over 100 years)
- For Sale
- Central Position on The Square
- Ground and First Floors
- Available with Vacant Possession

## LOCATION

5a The Square is situated in a prime pitch within the village of Wickham, an attractive and affluent village positioned approximately two and a half miles north of Fareham. Wickham is renowned for having one of the oldest continuous historic market squares, which is lined with historic buildings and is designated as a conservation area.

Nearby Fareham forms part of the ever-expanding south coast conurbation, positioned between the cities and regional commercial hubs of Portsmouth to the southeast and Southampton to the west. Wickham benefits from excellent transport communications with easy access to Junctions 10 and 11 of the M27, rail services at Fareham Train Station (with a direct line to London Waterloo) and ferry services from Portsmouth and Southampton. Furthermore, Southampton airport is a short car journey away.

## DESCRIPTION

The property comprises a mid-terrace, period property over ground and first floors. The property is currently let in its entirety to an estate agent. However, the tenant has indicated that they would like to vacate at the end of their lease.

The ground floor comprises a principally open plan retail area with a set of stairs to the rear, leading to the first floor. The first floor provides useful ancillary accommodation and a toilet.

No allocated parking is provided.

## ACCOMMODATION

The property has the following approximate floor areas on a Net Internal Area Basis:

Floor	Sq. M	Sq. Ft.
Ground Floor	23.2	249
First Floor	14.9	160
<b>Total Area (NIA)</b>	<b>38.1</b>	<b>409</b>

*\*Measured to notional frontage.*

## PRICE

The property is available to purchase freehold, subject to the occupational lease, **but with the potential of obtaining vacant possession in May 2025**, at a guide price of £150,000.

## VAT

We understand that the property is NOT VAT elected.

## BUSINESS RATES

Current rateable value (1 April 2023 to present) £6,100. For further information on business rates please contact the local authority.

## SERVICES

We understand that the property has mains connections to electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

C (60).

## LISTED STATUS

We understand the property is Grade II listed.

## LEASE TERMS

The property is occupied under a lease dated 10<sup>th</sup> September 2010 (and an associated licence to assign) at a passing rent of £8,000 per annum. **The lease expires on 1<sup>st</sup> May 2025 and the tenant has indicated that they do not wish to stay on at the property after this date.**

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
incorporating Daniells Harrison



Nick Holtby  
01329 221199  
nicholas.holtby@eddisons.com  
Ref: 110325NH / Date: 11/03/25

For more information, visit [eddisons.com](https://www.eddisons.com)  
**01329 221199**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**



For more information, visit [eddisons.com](http://eddisons.com)  
**01329 221199**

**Eddisons**

#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.