

## **PROMINENT TOWN CENTRE CORNER SHOP**



Located in prominent town centre location at junction of West St & High St.  
Close to pedestrianised West Street with on- street car parking in High Street  
A short walking distance from Fareham Shopping Centre and public car parks  
Opposite ASK restaurant close to estate agents, hairdressers, solicitors

**TO LET – NEW LEASE**  
**1 HIGH STREET**  
**FAREHAM, PO16 7AN**  
**G/F sales 302 ft<sup>2</sup> (28.06 m<sup>2</sup>)**  
**F/F offices/storage 326 ft<sup>2</sup> (30.29 m<sup>2</sup>)**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as to the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

The property is located in the centre of Fareham, in a prominent corner position at the junction of High Street with West Street and also close to the pedestrianised section of West Street. There is good access to J11 M27 linking to M3 and A3(M).

The property is a short walking distance of Fareham Shopping Centre and is located within an area favoured by estate agents, hairdressing salons & other businesses. The property is close to various solicitors, accountants and other offices. It is opposite ASK Italian restaurant.

There is on-street car parking in The High Street and various public car parks serve the town centre.

## Description

The property comprises a prominent corner shop providing ground floor retail accommodation together with ancillary first floor office/storage accommodation.

The first floor is fitted out with carpeting and vinyl floor covering and has air-conditioning to the ground floor and there is a security alarm and CCTV system serving both floors.

## Specification & Highlights

- Timber shop front
- Corner shop
- Frontages to High Street & West Street
- Air-conditioning to ground floor
- CCTV and security alarm
- On-street car parking in High Street

## Lease Terms

The property is available on the basis of a new full repairing and insuring lease for a term to be agreed.

## Energy Performance Certificate

The property has an energy performance asset rating of 123 (Band E). A copy of the certificate is available for inspection.



## Accommodation Summary

The property has been measured as a whole on a net internal area basis, as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
<b><u>Ground Floor</u></b>		
<b>Sales area</b>	28.06	302
<b><u>First Floor</u></b>		
<b>Landing storage</b>	10	108
<b>Office</b>	9.0	97
<b>Staff Room/Kitchen</b>	11.24	121
<b>WC</b>		

## Rent

£14,750 pa

The rents are excl of VAT & business rates. {VAT is not currently payable}

## Business Rates

The VOA have assessed the premises on the 2017 Rating List with a Rateable Value of £8,400.

Some occupiers may be able to benefit from small business rates relief and not pay rates. Prospective tenants should contact Fareham Borough Council to clarify the level of rates payable.

## Legal Costs

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

## Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

Tel. 023 8000 2500

E-mail: [richard@rpullen.co.uk](mailto:richard@rpullen.co.uk)

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