



TO LET

94 West Street
Fareham, Hampshire, PO16 0EP



Key Features

- Central position close to public car parks, bus and rail stations
- Open plan sales area
- New kitchenette and toilet
- No VAT
- New EFRI lease available
- Quoting £16,000 per annum exclusive
- Nearby occupiers include McDonalds, Greggs, Stones Cafe and Howdens Insurance



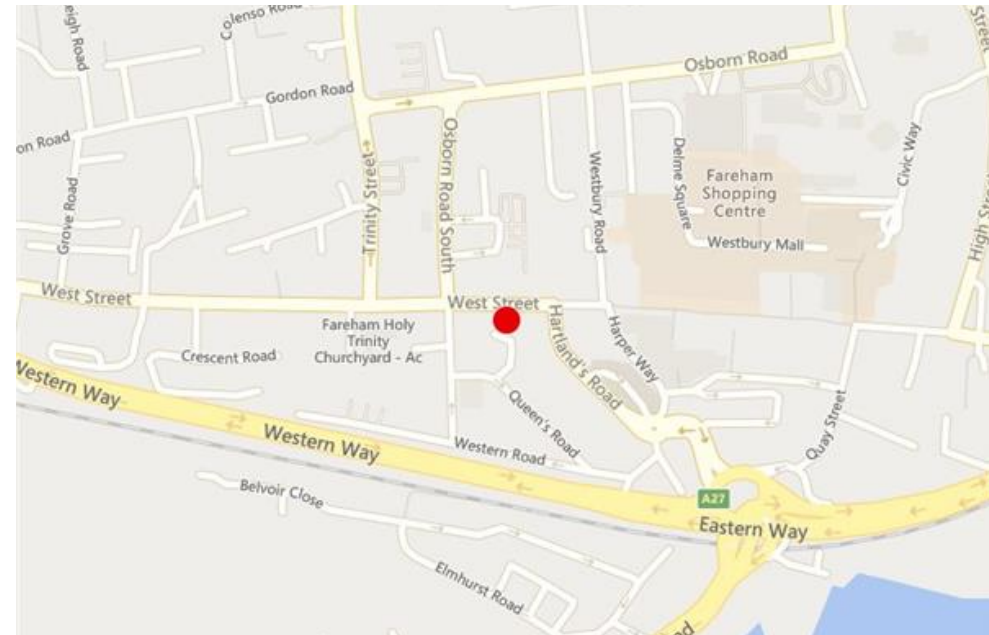


Location & Situation

Fareham is located approximately 15.5 miles east of Southampton and 8.3 miles north west of Portsmouth. The city benefits from excellent road communications being situated at Junction 10 of the M27, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated on southern side of West Street close to its junction with Hartlands Road.

Nearby occupiers include McDonalds, Greggs, Stones Cafe and Howdens Insurance.





Description & Accommodation

The accommodation comprises a ground floor retail providing open plan sales area, WC and kitchen.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	645	59.92
Total	645	59.92





Rateable Value

Rateable Value (2026): £11,000.

The occupier may be entitled to 100% Small Business Rate relief.

EPC

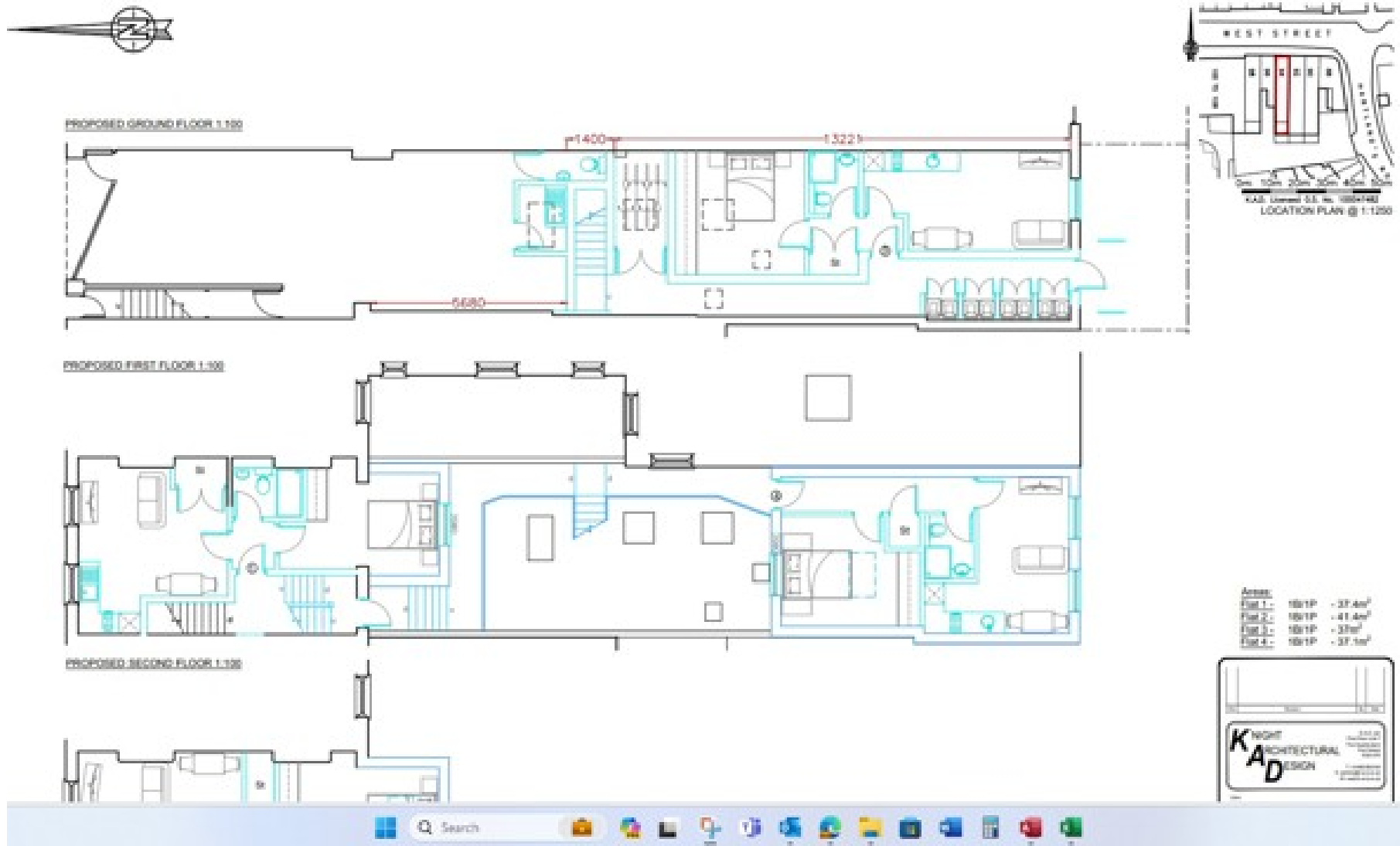
We understand the property to have an EPC rating of B (45).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £16,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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1 July 2026

