



TO LET

The Willows
66a West Street, Fareham, Hampshire, PO16 0JN



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Key Features

- Close to retail and leisure destinations in Fareham
- Open-plan retail accommodation
- Available for a variety of uses (STP)
- Quoting £32,500 per annum
- Close to public car parks
- Nearby occupiers include Costa, Cafe Nero, Vito Lounge, Nando's, GDK, Specsavers, JD Wetherspoon, Sports Direct and Iceland, together with a variety of other town centre retailers and service providers

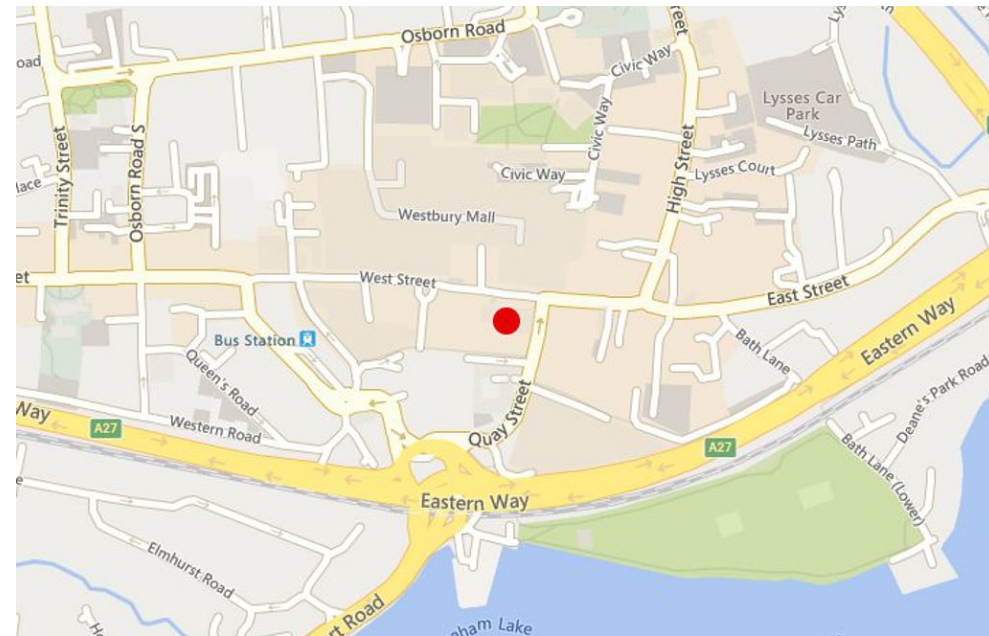




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Location & Situation

Fareham is a market town located approximately 15.5 miles east of Southampton and 8.3 miles north-west of Portsmouth. The town benefits from excellent transport connectivity, being positioned at Junction 10 of the M27 motorway, which in turn provides direct links to the M3 and A3(M), offering convenient access to London and the wider national motorway network.





Description & Accommodation

The accommodation comprises of a detached Grade II Listed Georgian style building over four floors.

Internally, the building is currently configured as a solicitors office on the Eastern half split vertically. The Western side is currently a vacant retail unit.

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

Area	Sq Ft	Sq M
Ground Floor Sales	1,326	123.19
Total	1,326	123.19





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Rateable Value

Rateable Value (2026): £48,750

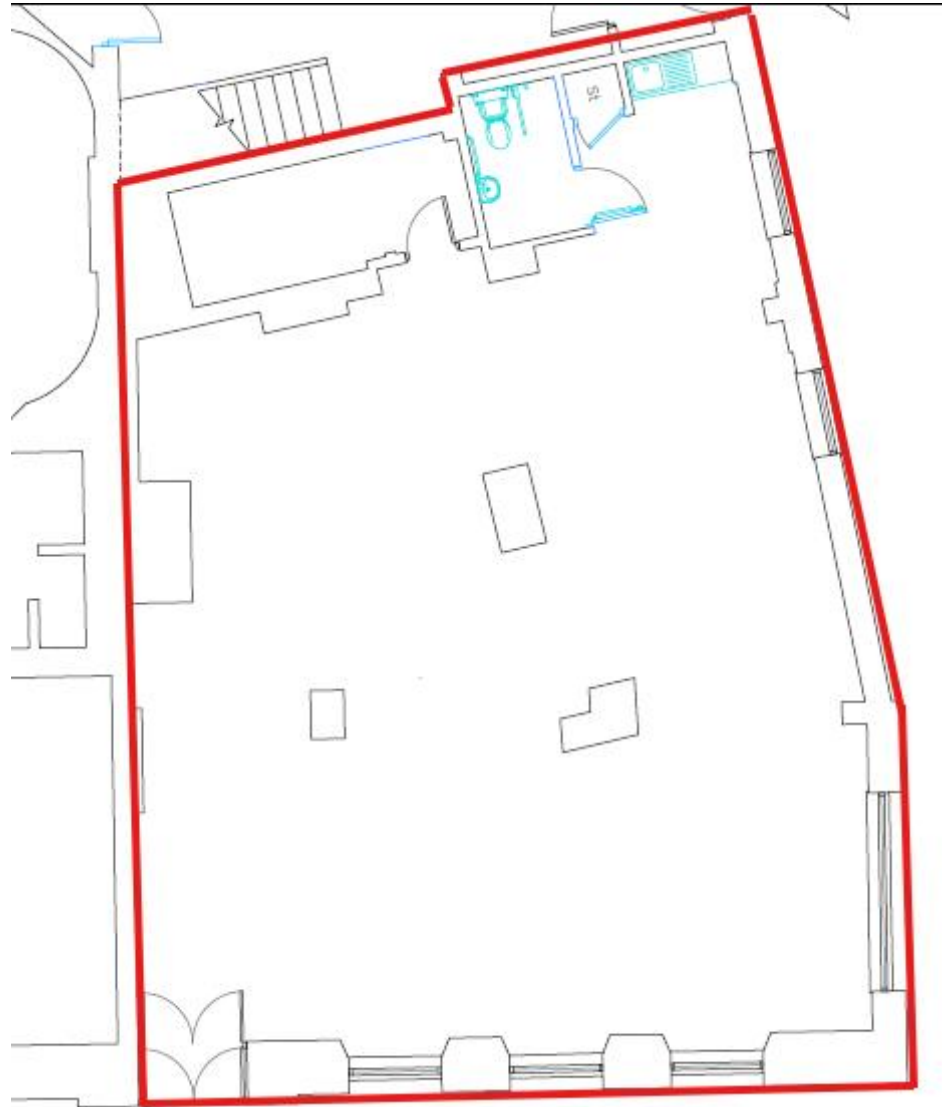
Occupiers will pay approximately 38% of this per annum.

This includes the rear ground floor and first floor accommodation. The Rateable Value is to be reassessed as the rear ground floor and first floor accommodation are split from the main ground floor sales area.

Planning

We understand that the premises benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £32,500 per annum exclusive.

The service charge is £TBC per annum and the building insurance is £TBC per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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7 August 2026

