



42-44 West Street
Fareham, Hampshire PO16 0JN

FOR SALE

VACANT RETAIL UNIT WITH UPPERS

Total NIA 222.85 sq m (2,399 sq ft)

Key Features:

- Busy pedestrianised high street
- Open plan retail unit
- Freehold with vacant possession
- Uppers with potential for conversion to residential (stp)
- Ground floor 1,120 sq ft
- Upper floors 1,279 sq ft
- Offers in excess of £320,000 (stc)
- Nearby occupiers include Natwest, Caffè Nero, Iceland and The Crown Inn





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Location

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 in Fareham town centre and is positioned on the southern side of West Street, close to its junction with East Street. Nearby occupiers include Natwest, Caffè Nero, Iceland and The Crown Inn.

Accommodation

We understand the accommodation comprises a self-contained double fronted ground floor retail unit with self contained uppers over the first and second floors.

We have measured and calculated the accommodation to have the following Net Internal Area (NIA:)

Ground Floor	104.05 sq m	1,120 sq ft
First Floor	71.20 sq m	766 sq ft
Second Floor	47.60 sq m	512 sq ft
Total NIA	222.85 sq m	2,399 sq ft

EPC

We understand this retail premises has an EPC rating of D (84) and the uppers have a rating of C (69).

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

We have been instructed to market the property with vacant possession at a quoting price or offers in excess of £320,000 for the freehold interest subject to contract.

Business Rates

Ground Floor Rateable Value (2017): £28,250.
Upper Floors Rateable Value (2017): £9,600.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

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

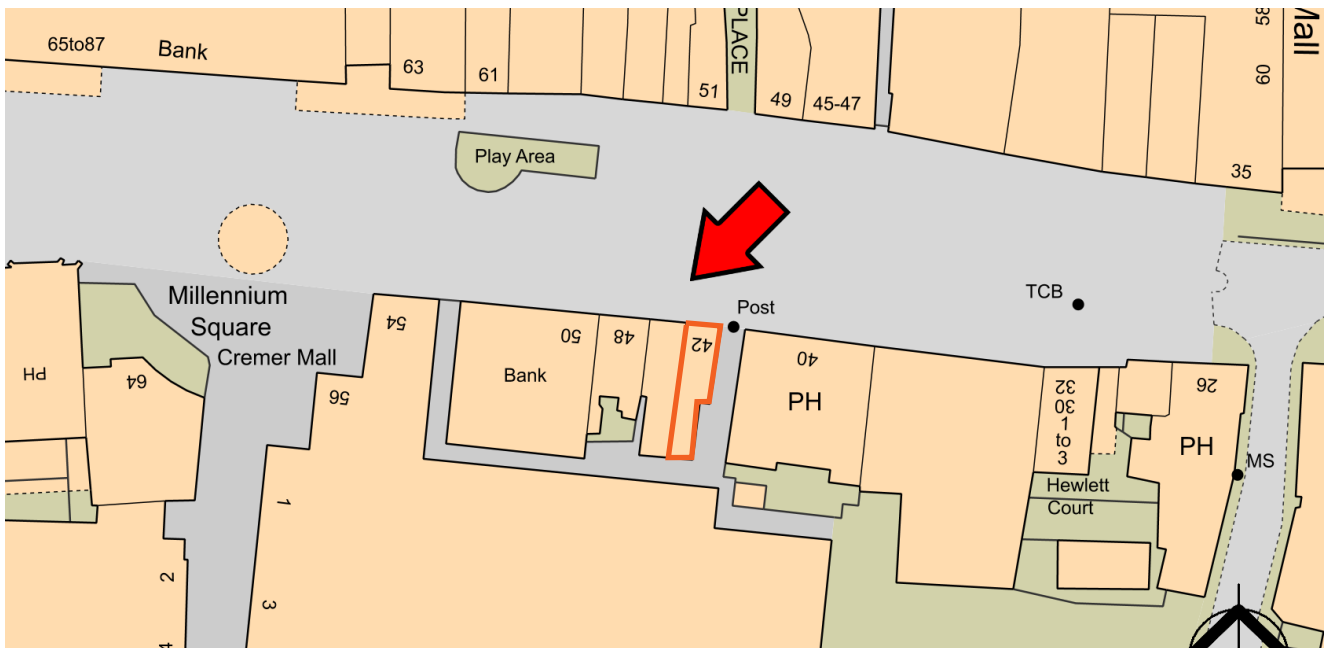
Legal Fees

Each party to bear their own legal costs incurred.



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Location Maps



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

George Cook

g.cook@flude.com

023 9262 9006

07432 636979

www.flude.com



Flude
PROPERTY CONSULTANTS



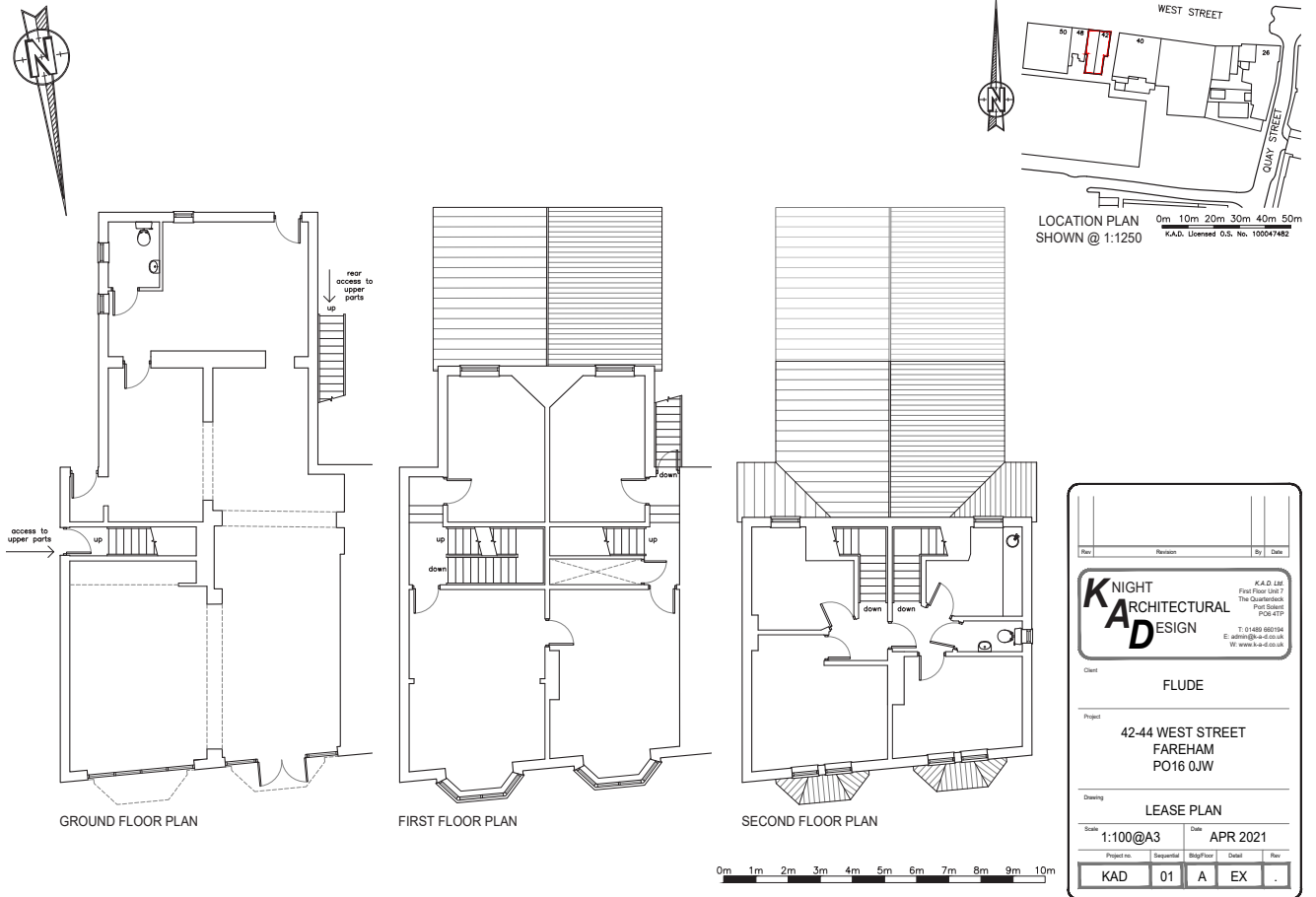
26 March 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Floor Plan



For identification purposes only.