



94 West Street  
Fareham, Hampshire PO16 0EP

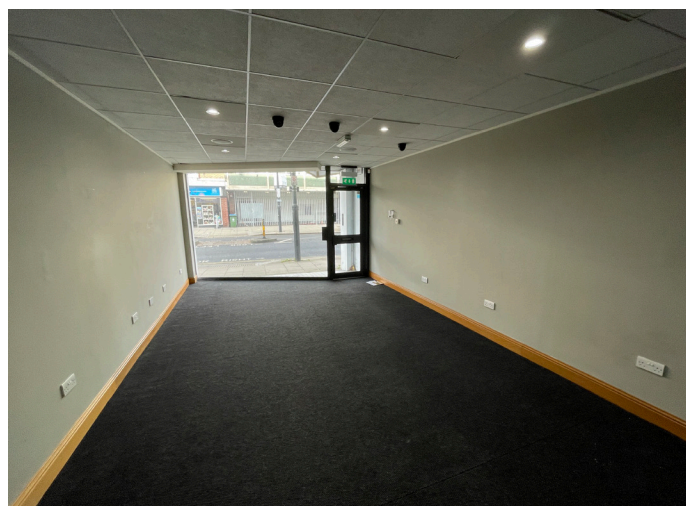
**FOR SALE**

## INVESTMENT/DEVELOPMENT OPPORTUNITY

Total Size 212 sq m (2,290 sq ft)

### Key Features:

- Central position close to public car parks, bus and rail stations
- Large vacant ground floor commercial unit
- Two upper floors currently let as an office at £6,000 pa
- Opportunities to convert the uppers and ground floor rear to residential (STP)
- Freehold
- Price £275,000 stc
- Nearby occupiers include McDonalds, Every Cloud, Nationwide and A Plan Insurance





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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 on southern side of West Street close to its junction with Hartlands Road.

Nearby occupiers include McDonalds, Every Cloud, Nationwide and A Plan Insurance.

## Accommodation

The property comprises a three storey building arranged as a ground floor commercial unit with two upper floors which are currently used as an office. The property has the following approximate floor areas:

Area	Sq M	Sq Ft
Ground Floor	139	1,398
First Floor	41	443
Second Floor	41	449
<b>Total</b>	<b>212</b>	<b>2,290</b>

## EPC

We understand the property to have an EPC rating of B (45) and D (91).

## Planning

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

## Terms

The freehold interest is available at a guide price of £275,000 subject to contract. The ground floor unit will be vacant and the first floor is rented at £6,000 per annum.

## Business Rates

Ground Floor Rateable Value (2017): £17,500  
First Floor Rateable Value (2017): £5,600.

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

## VAT

We understand the property is not registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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:

Alice Masterman

[a.masterman@flude.com](mailto:a.masterman@flude.com)

023 9262 9006

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS

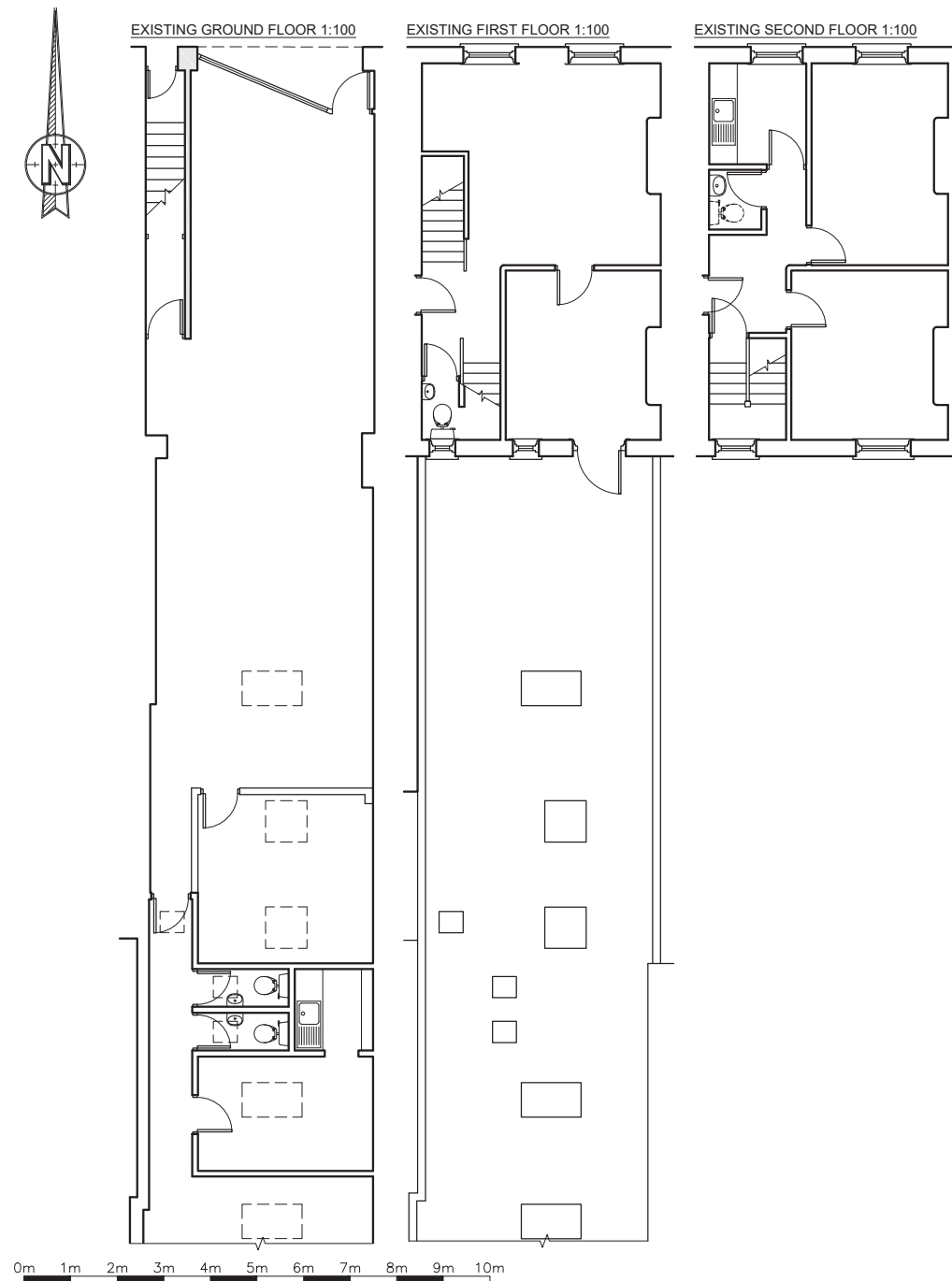


09 February 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



## Floor Plan



For identification purposes only.