



TO LET/FOR SALE

**22 The Avenue
Fareham, Hampshire, PO14 1NS**



Key Features

- Fareham is a popular and attractive market town
- Prominent location close to the town centre and motorway network
- Attractive plot size with ample parking for 23 vehicles and well maintained garden
- Currently configured as a 21-Bedroom Hotel with en-suite letting rooms and owners accommodation
- Potential for alternative uses such as residential, care provision or educational purposes (STP)
- New FRI lease available
- Rent £105,000 pax
- Alternatively, consideration may be given to selling the freehold, subject to terms
- Price on application
- No VAT

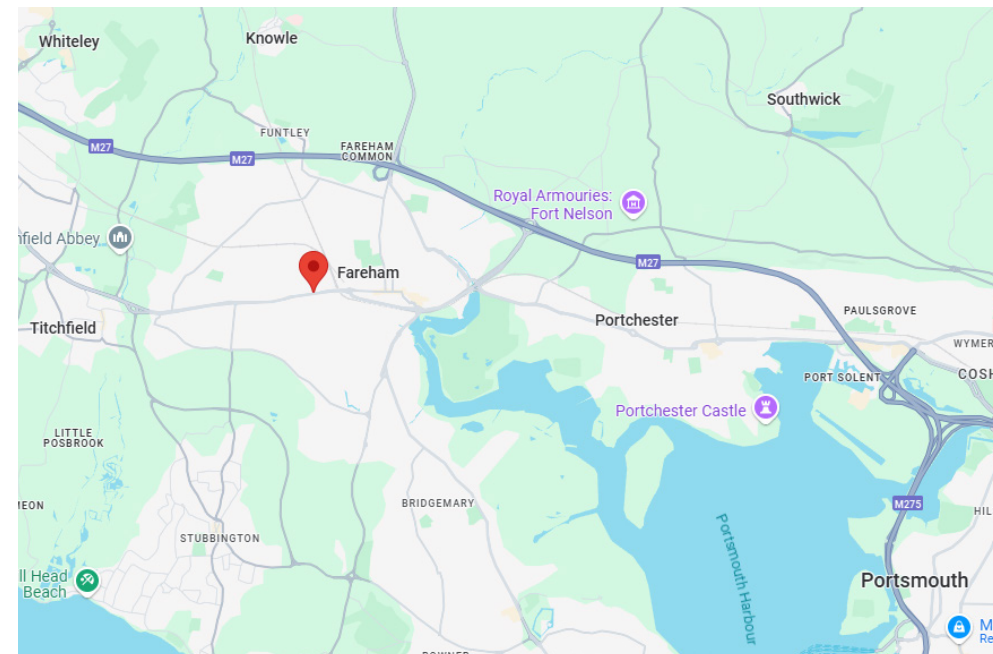




Location & Situation

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.

The subject property is prominently positioned on the northern side of the A27, The Avenue, within close proximity to Fareham railway station and the town centre, both of which are within comfortable walking distance.





Description & Accommodation

The subject property occupies a site extending to approximately 0.57 acres and comprises a detached two-storey building currently operating as a hotel. The accommodation is arranged to provide a total of 21 en-suite letting bedrooms in addition to some owner's accommodation.

The ground floor includes a welcoming reception area, commercial kitchen, laundry facilities, bar room, and a dining area offering seating for approximately 48 covers. The internal layout is functional and well-suited to the existing use, with scope for alternative configurations, such as residential, care or educational uses, subject to the necessary consents.

Externally, the property benefits from a surfaced parking area to the front, providing space for approximately 23 vehicles. To the rear, there is a well-maintained private garden area offering amenity space for the occupier.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	3,846	357.3
First Floor	2,950	274
Total	6,796	631.3





Rateable Value

Rateable Value (2023): £25,500.

EPC

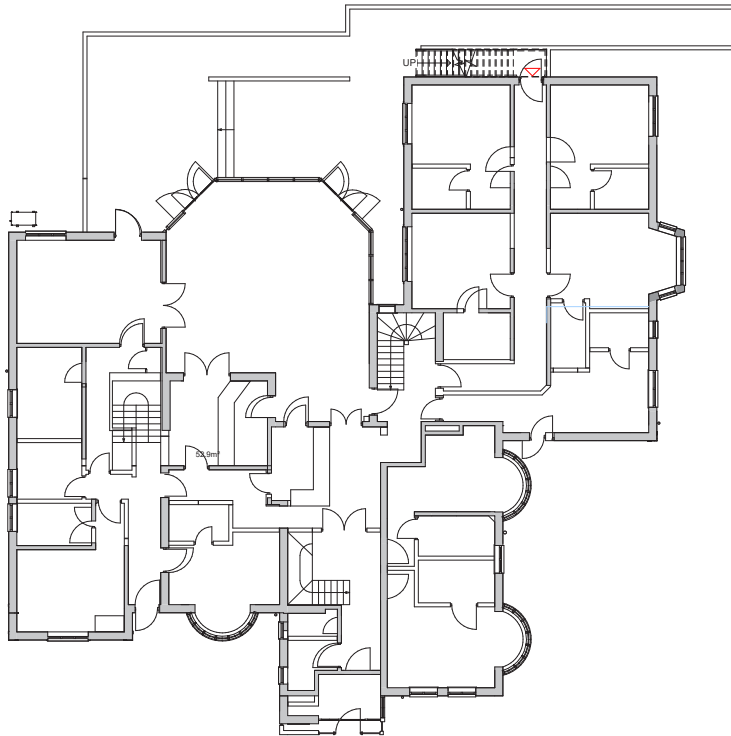
We understand the property has an EPC rating of C - 54.

Planning

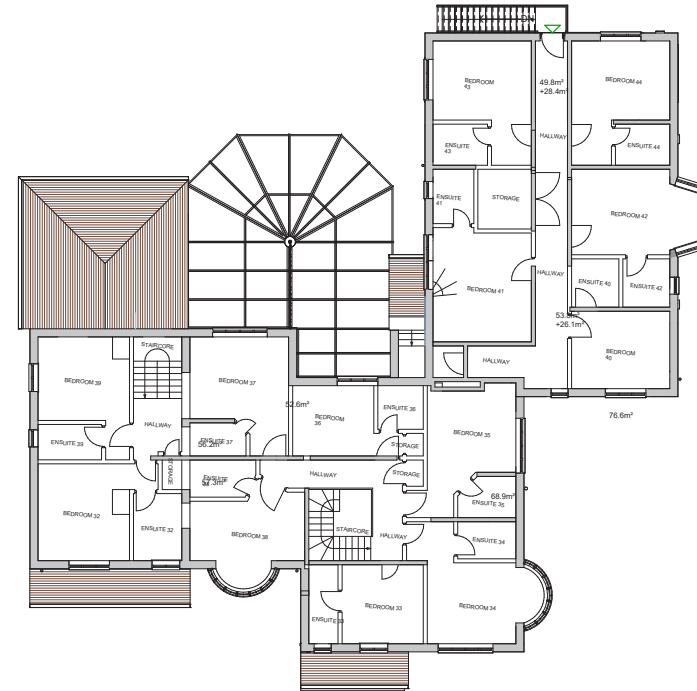
We understand that the property currently benefits from a Class C1 (Hotel) use under the Town and Country Planning (Use Classes) Order 1987 (as amended in 2020). The building was originally constructed as a private residence, with side extensions subsequently added following its conversion to hotel use.

Given the nature, layout, and size of the property, it may offer potential for alternative uses-such as residential, care provision, or educational purposes-subject to obtaining the necessary planning consents from the local authority.



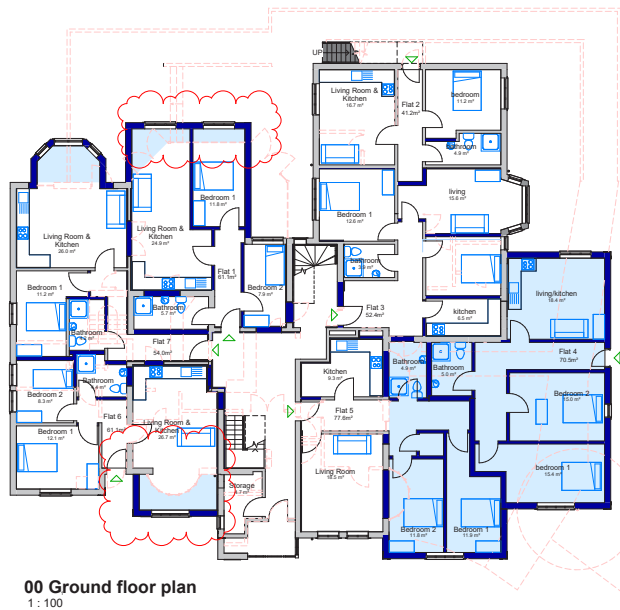


00 Existing Ground floor plan
1 : 100

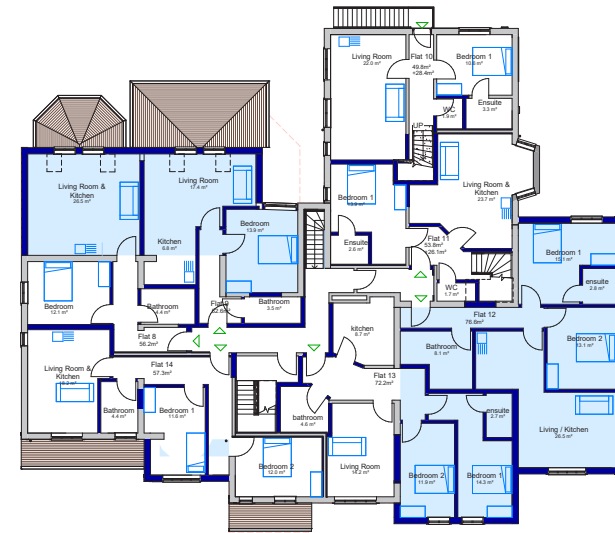


01 Existing First floor plan
1 : 100

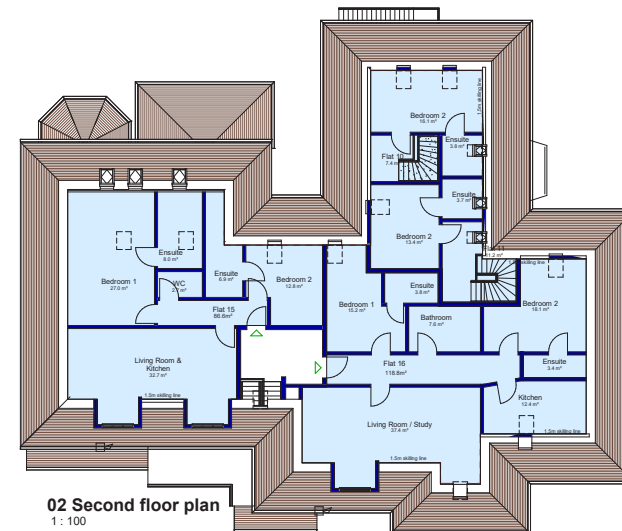
EXISTING FLOOR PLANS For identification purposes only



00 Ground floor plan
1 : 100



01 First floor plan
1 : 100



02 Second floor plan
1 : 100

blue shading denotes
extension (including
new floor area at
second floor level)

PROPOSED FLOOR PLANS for identification purposes only



22 The Avenue
Fareham, Hampshire, PO14 1NS

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 £105,000 per annum exclusive.

Alternatively, considered may be given to selling the freehold, subject to terms. Price on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
023 9262 9007

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.

May 2025

