

**RETAIL UNIT
TO LET**
128 WEST STREET
FAREHAM, PO16 0EP



LOCK UP SHOP WITH UPPER PARTS

REAR PARKING

105.90m² 1,140 ft²

LOCATION

The premises is located on the southern side of West Street, Fareham, a short distance to the west of Fareham shopping centre. This section of West Street is extremely popular and a number of national multiples are located close by.

DESCRIPTION

The premises comprise of an end terrace two storey property which has a ground floor sales area with storage to the rear and access to a rear yard which is currently used for parking. The first floor consists of storage space which could potentially be used as office accommodation. The unit benefits from having a low-level WC towards the rear of the property.

ACCOMMODATION

(All measurements are approximate and given on a gross internal basis in accordance with the RICS Code of Measuring Practice)

Ground Floor

Sales Area gross frontage	6.40 m	
Internal width	5.94 m narrowing to 4.42 m	
Full Depth	14.25 m	
Net Internal Sales Area	73.48m ²	(791 ft ²)
1 st Floor	32.42m ²	(349 ft ²)

2 parking spaces to the rear

TERMS

Available by way of an assignment of an existing lease from 25th March 1988 expiring on 24th March 2013, on full repairing and insuring terms. The Lease allows for 5 yearly rent reviews. The passing rent is £17,500 per annum exclusive and subject to an outstanding rent review.

LEGAL COSTS

Each party to be responsible for their own legal costs in dealing with this transaction.

BUSINESS RATES

Interested parties should make their own enquiries direct to the Local Rating Authority.

VIEWING

By appointment through Joint Agents

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