

OFFICE / RETAIL PREMISES
720 sq.ft / 67 sq.m
TO LET - NEW LEASE



162A West Street
Fareham
Hampshire PO16 0EH

- **IDEAL FOR SPECIALIST RETAIL USE OR OFFICES WITH PUBLIC CALLERS**
- **WELL PRESENTED UNIT BOTH EXTERNALLY AND INTERNALLY**
- **CLOSE TO THE TOWN CENTRE**

LOCATION

The premises are situated in a prominent location on the south side of West Street, just to the west of Holy Trinity Church. There is a mix of office and speciality retail traders in this location.

DESCRIPTION

The ground floor offices / retail space is currently arranged in three sections created partly by plasterboard partitions that can be removed if required.

It is fitted with suspended ceilings and inset lighting. There is carpeting throughout. There are kitchen and toilet facilities.

Shop width	13'6 / 4.15m
Shop depth	46'2 / 14.1 m
Floor area	720 sq ft / 67 sq.m

LEASE

The premises are to be offered by way of a new lease for a term to be agreed and subject to periodic rent reviews.

RENTAL

£7,500 per annum exclusive of Rates and other outgoings

VAT

VAT will be not be levied on the rental.

RATES

Rateable Value £8,100 Rates payable £ 3,426. Businesses benefiting from small unit rate relief will pay a much lower sum.

FURTHER INFORMATION:

Contact the owner's agents

Cyan Power Commercial Property Agents
Tel 01329 220688
Attention Ian Power

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated planning use with the relevant planning office to ensure that it is in accordance with the intended planning use.