

# Shop To Let

## Fareham Unit 7, Market Quay

#### Location

The premisis forms part of the mixed use Market Quay development in the centre of Fareham. Occupiers include 5 screen Reel Cinema, Nandos, Slug & Lettuce, Loungers, PINS Bowling, JinZun restaurant and various retail occupiers.

The main surface car park for the town centre is directly in front of the unit.

An extract from the street plan is attached upon which the premisis has been highlighted

#### Accommodation

The premises is arranged over ground floor only, comprising the following approximate net internal floor area:

 Ground Floor:
 6,701 sq ft
 622.5 sq m

 First Floor:
 1,807 sq ft
 167.8 sq m

#### Rent

Rent On Application.

#### **Terms**

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



#### Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value: £49,500 UBR (2023/24): 0.499 Rates Payable: £24,700.5

Interested parties are advised to make their own enquiries with the Local Authorities.

## **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **EPC** Rating

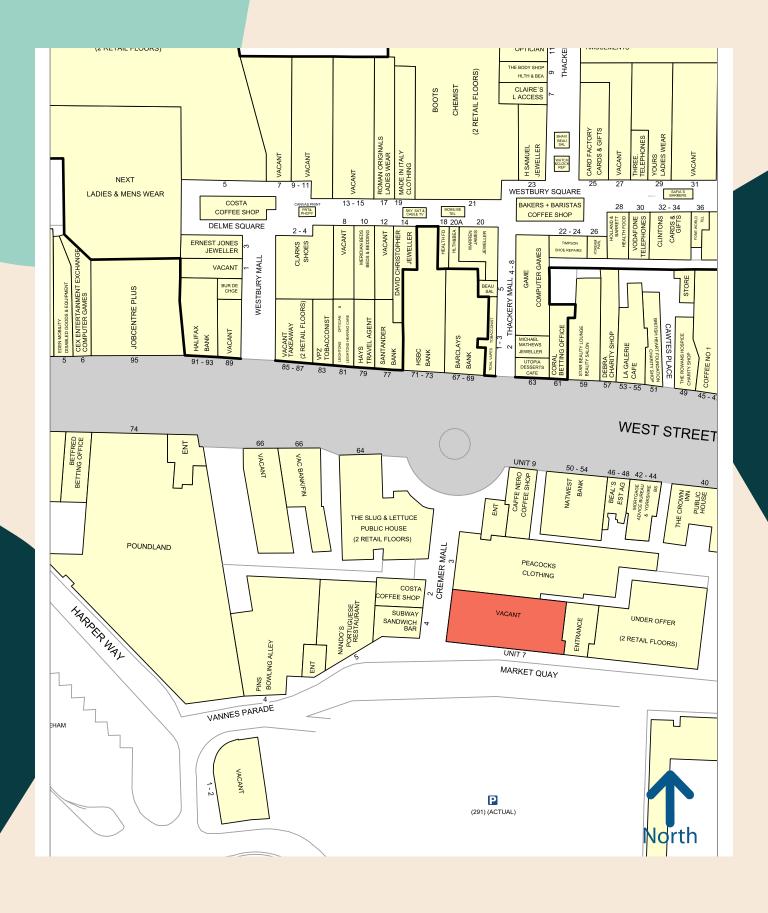
A copy of the EPC is available upon request.

## Viewing

All viewings are strictly by prior appointment. Subject to contract. For further information or arrangements to inspect please contact:

Josh Gettins Josh@cited.co.uk 07545846799 Tim Clark Tclark@vailwilliams.com 07584214662





For more information contact:

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#### Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.