

**RETAIL / OFFICE PREMISES**  
**640 sq.ft / 60 sq.m**  
**TO LET - NEW LEASE**



**174 West Street**  
**Fareham**  
**Hampshire PO16 0EQ**

- **IDEAL FOR SPECIALIST RETAIL USE**
- **MODERN SHOP FRONT**
- **CLOSE TO THE TOWN CENTRE**
- **AVAILABLE FROM APRIL 2021**

## **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 retail / office space is currently arranged as one large open plan area.

It is currently trading at 4U2 Brew.

Shop width 14'0 / 4.24m

Shop depth 46'9 / 14.2m

Floor area 640 sq ft / 60 sq.m

Energy Performance Certificate Rating to be confirmed.

## **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**

£9,000 per annum exclusive of Rates and other outgoings

## **VAT**

VAT will be not be levied on the rental.

## **RATES**

Rateable Value £7,300 Rates payable £3,642. Businesses benefiting from small unit rate relief will pay no Rates.

## **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 their intended use.