



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

145A West Street, Fareham PO16 0DZ
Retail Unit



KEY FEATURES

Prominent location in Fareham town centre

1,254 sq ft (116.5 sq m)

£12,500 per annum

Car parking available

Call us on: 01329 220 111

Visit: www.hlp.co.uk

Hellier Langston

**Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT**

To Let

Retail Unit

Description

The property comprises a prominently positioned semi-detached ground floor lock-up shop.

Accommodation

The property has been measured on a net internal basis to provide the following approximate floor areas:

	sq. ft.	m ²
Ground Floor	1,254	116.5

The shop benefits from a small office area, kitchen and W.C.

There is parking available with the property under separate arrangement.

Terms

Available by way of a new lease for a term to be agreed.

Rent.

£12,500 per annum exclusive.

Energy Performance Certificate

145A – D-100

Rateable Value

145A - Shop & Premises £11,750

VAT

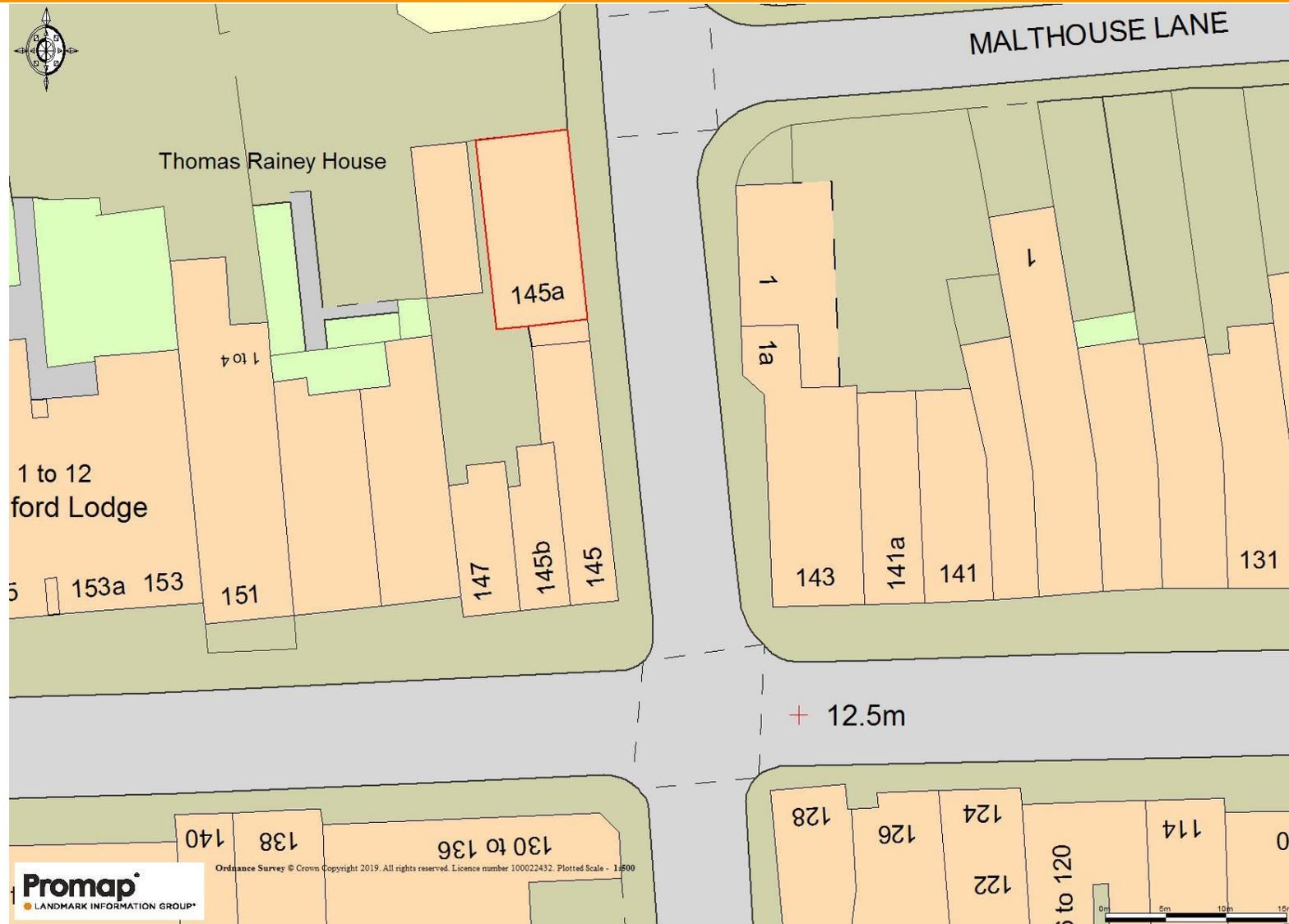
The property is not elected for VAT.

Legal Costs

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

To Let

Retail Unit



Call us on: 01329 220 111 Visit: www.hlp.co.uk

To Let

145a West Street, Fareham PO16 0DZ

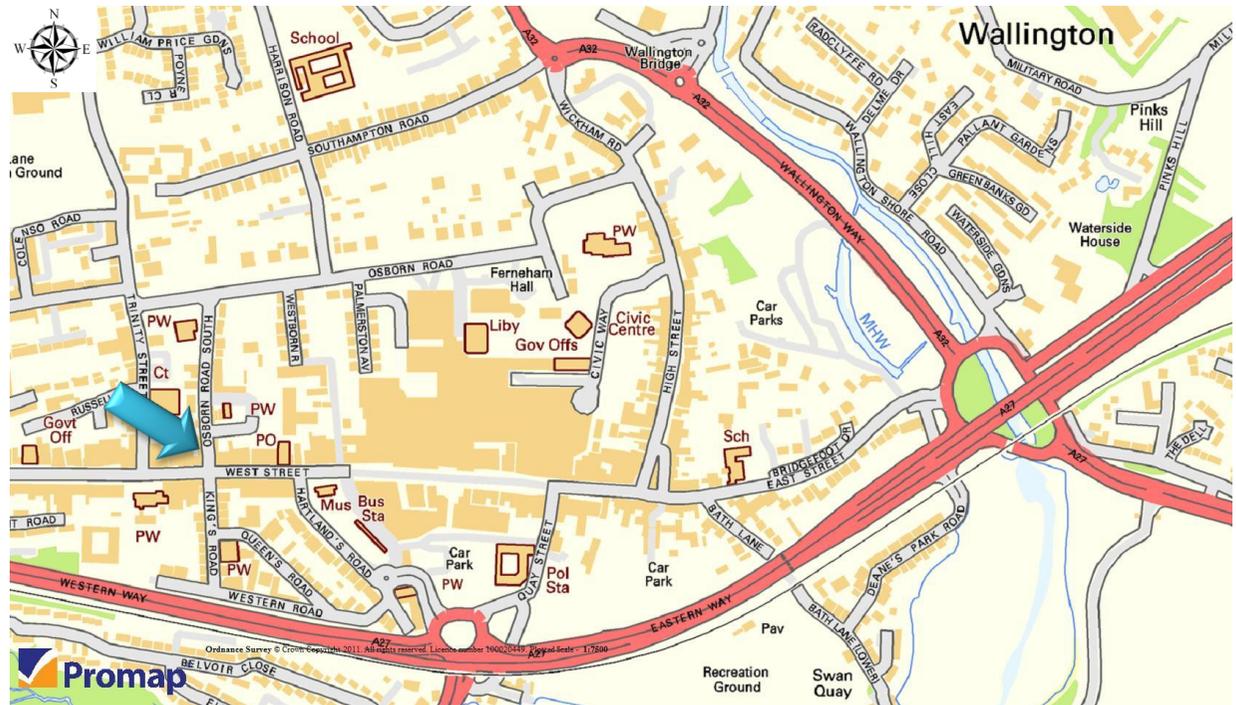
Location

The property is prominently located in Fareham town centre at the junction of West Street and Osborn Road South. West Street is the retail centre of Fareham town centre and the area benefits from excellent transport links and a large residential population.

The property is situated on the northern side of West Street within a parade of shops including occupiers such as Pizza Hut, Costcutter, TSB, McDonalds and a number of local retailers.

Viewing

Strictly through sole agent **Hellier Langston**.



Call us on: **01329 220 111** Visit: www.hlp.co.uk



Andy Hellier
d: 01329 225744
m: **07930 661782**
e: andy@hlp.co.uk

Hellier Langston
Ground Floor
E1 Fareham Heights
Standard Way
Fareham
PO16 8XT
01329 220 111



HELLIER LANGSTON
Commercial Property Consultants

01329 220 111
www.hlp.co.uk

Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.