

Lot 4, West End House, 288 West Street, Fareham,

Hampshire PO16 0AJ

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Development Opportunity

- Office building comprising 6,474 sq ft with 33 car parking spaces
- Opposite Fareham Railway Station
- Previously let to Brutton & Co Solicitors (lease expired June 2022) at £48,500 p.a.
- Immediate Change of Use/Redevelopment Opportunity
- VAT-free Opportunity

Lot

4

Auction

3rd November 2022

Vacant Possession

Sector

Development

Status

Available

Auction Venue

Live Streamed Auction

Location

- Miles** 6 miles north-west of Portsmouth, 11 miles south-east of Southampton
- Roads** A27, M27 (J10)
- Rail** Fareham Train Station
- Air** Southampton Airport

Situation

The property is prominently located just off Station Roundabout, directly opposite Fareham Train Station and 0.8 miles from Fareham Town Centre. The immediate area comprises a mix of residential and commercial properties including an Aldi Supermarket and roadside operators such as Kwik-Fit and Beaver Tool Hire.

Tenure

Freehold.

EPC

Band D

Description

The property comprises an office building arranged on the ground, first and second floors. The property benefits from extensive car parking for about 33 cars to the front and side.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Fareham Borough Council. (www.fareham.gov.uk) (Phone: 01329 236100)

Completion Period

6th January 2023

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant
Ground	Office	180.40	(1,942)	VACANT POSSESSION (2)
First	Office	209.40	(2,254)	
Second	Office	211.70	(2,279)	
Total		601.50	(6,474)	

(1) Areas provided by VOA (www.gov.uk/business-rates)

(2) The previous tenant served notice to quit on 13th May 2022 and will vacate the property by 24th December 2022

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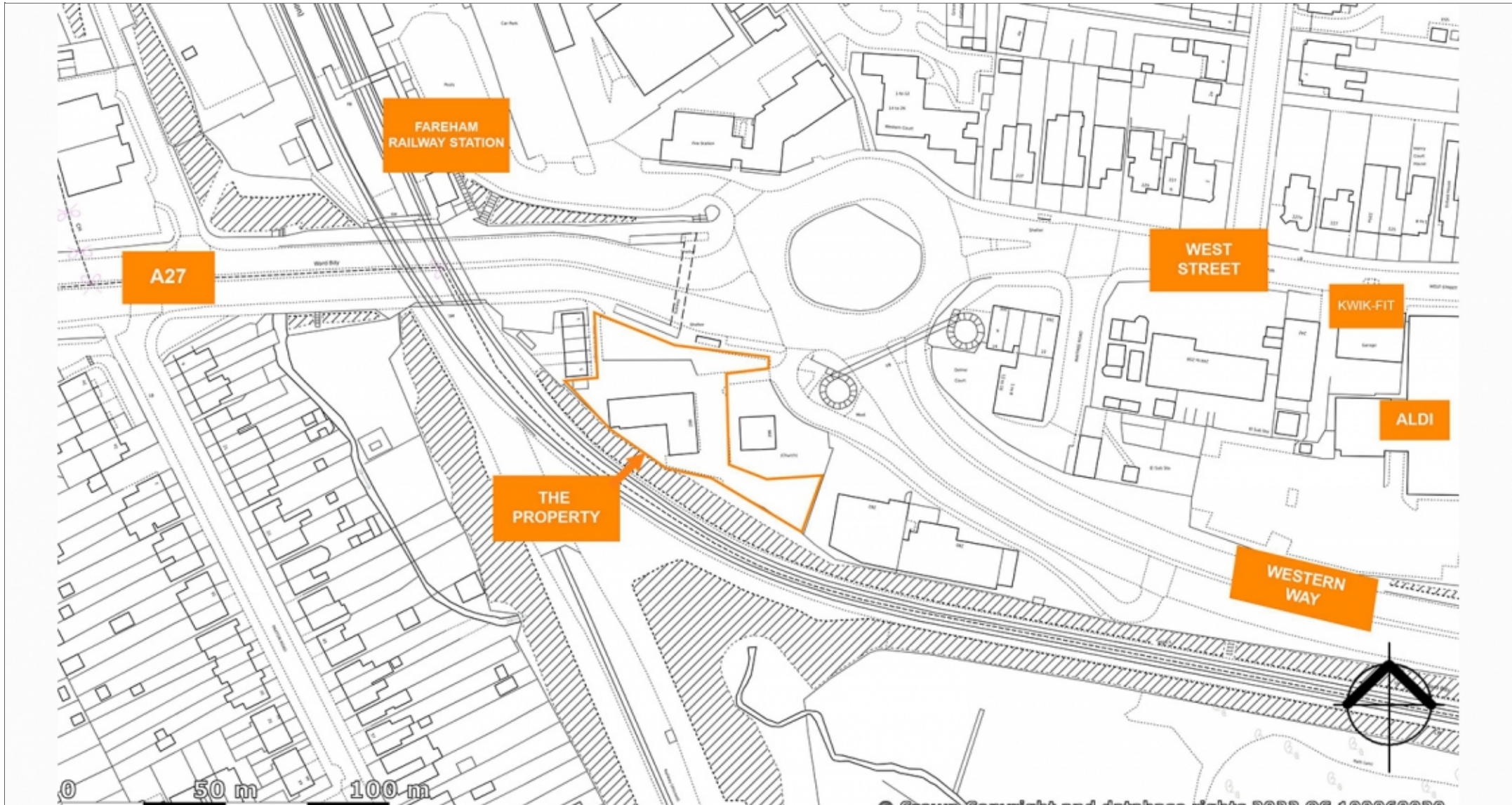
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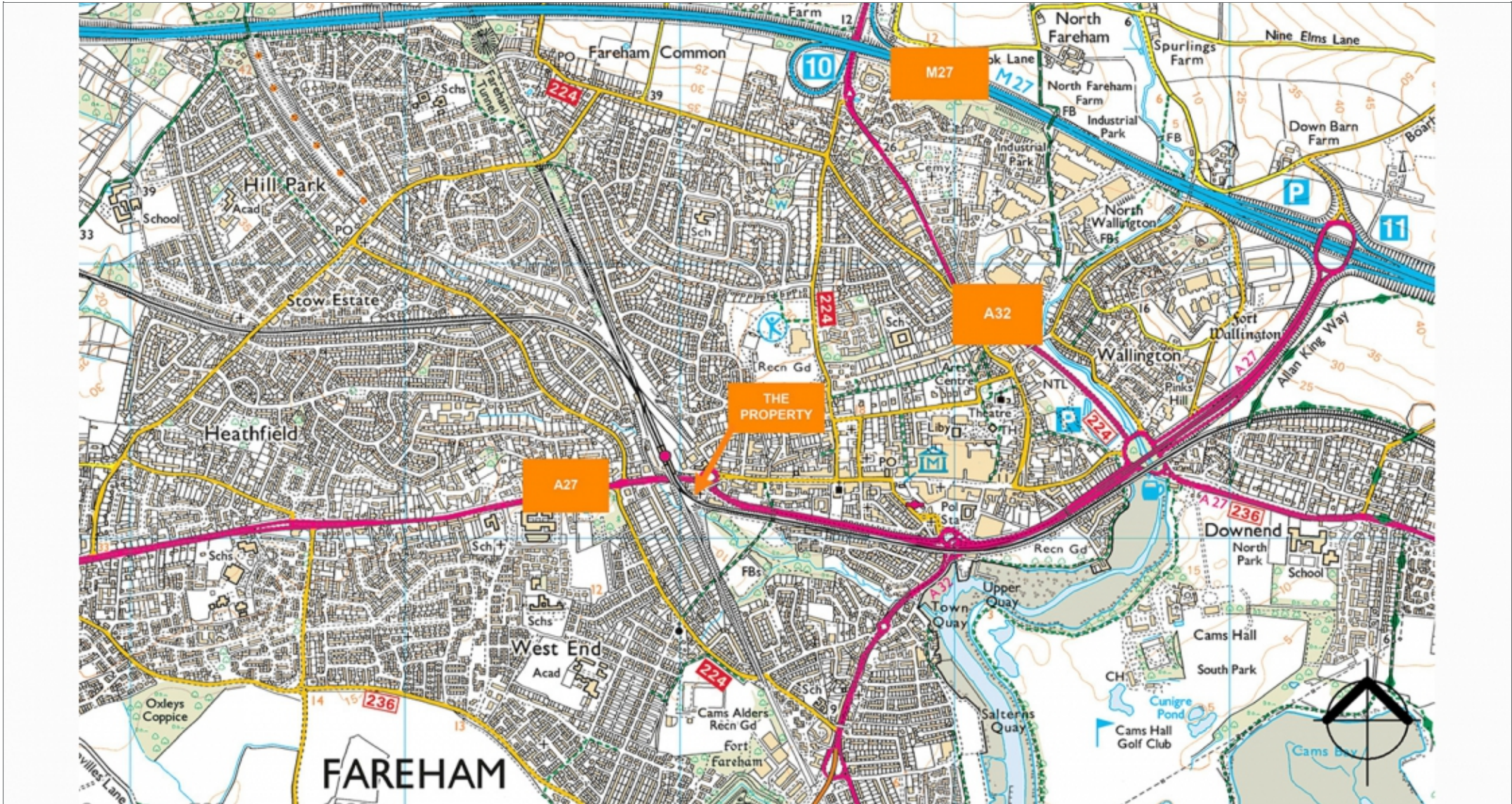
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September 2020