

## 4 Savoy Buildings, West Street Fareham, Hampshire PO16 0AD

lot 33

### Freehold Retail Investment

- Entirely let to WH Smith plc
- Town Centre Location
- Situated on Prime Pedestrianised Street
- Nearby occupiers include Greggs, McDonald's, Argos, Nationwide and Robert Dyas
- Six Week Completion

Rent  
**£80,000**  
per annum  
exclusive



### On behalf of Trustees

#### Location

Miles: 8 miles north-west of Portsmouth  
13 miles east of Southampton  
Roads: A27, A32, M27 (Junction 11)  
Rail: Fareham Rail  
Air: Southampton Airport, Bournemouth International Airport

#### Situation

The property is situated in a prominent location on the northern side of West Street, the town's prime pedestrianised retailing thoroughfare. Fareham Shopping Centre is located immediately to the north-east housing retailers such as Marks & Spencer, Next, Boots, Costa Coffee, Burger King and Debenhams. Other nearby occupiers include Greggs, McDonald's, Argos, Nationwide and Robert Dyas.

#### Description

The property comprises a ground floor retail unit with first floor retail and ancillary accommodation.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	492.01 sq m (5,296 sq ft)	<b>WH SMITH PLC (1)</b>	15 years from 10/11/2004 until 09/11/2019 on a full repairing and insuring lease (2)	£80,000	10/11/2014
First	Retail/Ancillary	436.92 sq m (4,703 sq ft)				
<b>Totals</b>		<b>928.93 sq m (9,999 sq ft)</b>			<b>£80,000</b>	

(1) For the year ending 31st August 2012, WH Smith plc reported a turnover of £1,243,000,000, pre-tax profits of £102,000,000 and a total net worth of £95,000,000. (Source: www.riskdisk.com 23/04/2013)

(2) The tenant's repairing obligations in relation to the lift and air conditioning are disregarded. Please see the lease for further details.

#### For further details please contact:

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