

lot 58

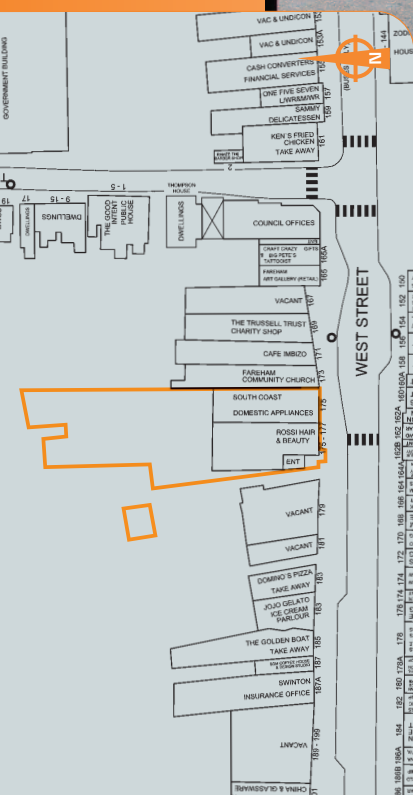
Portsdown House, 175-177 West Street, Fareham, Hampshire PO16 0EF

Rent £37,010 per annum exclusive

Freehold Retail Investment

- Two retail units in prominent town centre location
- Located in popular market town close to Fareham Shopping Centre

- Nearby occupiers include Ladbroke's, Domino's, Cash Converters and Pizza Hut



Location

Miles: 6 miles north-west of Portsmouth
12 miles south-east of Southampton
Roads: M27 (Junction 11), A27, A32
Rail: Fareham Rail
Air: Southampton Airport, Bournemouth International Airport

Situation

Fareham is a popular market town located between Portsmouth and Southampton. The property is situated in a prominent location on the northern side of West Street the town's prime pedestrianised retailing thoroughfare which houses Fareham Shopping Centre to the east. Other nearby occupiers include Ladbroke's, Domino's, Cash Converters and Pizza Hut.

Description

The property comprises two retail units with residential accommodation on uppers which have been let on a long leases.

Tenure

Freehold.

VAT

VAT is applicable.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Unit 1 175/177	Ground	Retail/Ancillary	244.98 sq m	(2,637 sq ft)	ROSSI HAIR & BEAUTY LIMITED (1)	10 years from 15/04/2016 until 14/04/2026 (2)	£17,000	15/04/2021
Unit 2 175/177	Ground	Retail	170.94 sq m	(1,840 sq ft)	INDIVIDUAL t/a South Coast Domestic Appliances	5 years from 23/10/2015	£20,000	(22/10/2020)
175-177	First Second	Residential Residential	Not Measured Not Measured		PORTSDOWN HOUSE MANAGEMENT COMPANY LTD	127 years from 20/11/2003 until 19/11/2130	£10	
Total			415.92 sq m	(4,477 sq ft)			£37,010	

- (1) The tenant is currently fitting out the unit.
- (2) The lease provides a tenant's option to determine on 15th April 2021.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

Seller's Solicitors:

Nabarro LLP
1 South Quay, Victoria Quays, Sheffield, S2 5SY
Tel: +44 (0)14 279 4069
Email: j.simpson@nabarro.com
Ref: Jo Simpson