

7 Westquay House, 20 West Street, Fareham
Fully Let Mixed Use Premises

FOR SALE

White Est. 1817
& Sons



- A fully let mixed use investment
- Good location within Fareham town centre
- Fareham Train Station 0.7 miles distant
- Available to purchase for £300,000
- Net internal floor area of 1,601 sq.ft (148.74 sq.m)

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The premises are located within the town of Fareham. Fareham is a market town located between the cities of Portsmouth and Southampton and contains several national and independent restaurants and retailers. Fareham train station is located approximately 0.7 miles to the west and offers frequent services to London and the South Coast. The property benefits from good road connections, with the property being located on the A27 and junction 11 of the M27 being approximately 1.4 miles distant to the northeast. Southampton Airport is located approximately 13.4 miles distant to the northwest.

Description & Accommodation

The property comprises a mixed-use premises, with a retail unit on the ground floor and a three-bedroom apartment on the first and second floors.

The premises have the following net internal floor areas:

Ground floor	1,049 sq.ft	97.45 sq.m
First floor	<u>552 sq.ft</u>	<u>51.28 sq.m</u>
Total:	1,601 sq.ft	148.74 sq.m

Outside - Garage to the rear

Terms

The freehold interest is available to purchase at a guide price of £300,000.

Subject to Contract

VAT - The guide price is quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the transaction.

EPC - C (63)

Business Rates

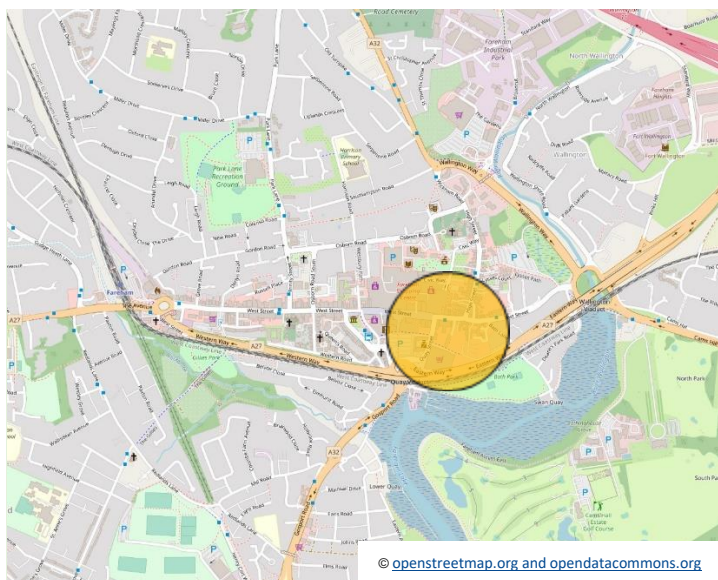
The Valuation Office Agency describes the premises as 'Shop and premises', with a 2023 RV of £11,250. According to the Fareham Council website the flat is council tax Band B and pays £1,150.96 per annum (2023/24).

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell - Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Tenancy Information

The premises is currently let to Leaders LTD.

For further information regarding the lease please enquire.

Commercial Sales & Lettings

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Tel: 01306 743344

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