



187A West Street, Fareham, PO16 0EN

Rare Virtual Freehold with Income & Future Development Potential

Summary

Tenure	For Sale
Available Size	968 sq ft / 89.93 sq m
Price	£175,000 Subject to the existing occupational Lease
Rates Payable	£4,840.30 per annum
Rateable Value	£9,700
EPC Rating	D (84)

Key Points

- Good Local Covenant
- Prominent Position
- Attractive Gross Yield of just over 7%
- Lease until 22nd September 2029
- Future Development Potential

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property comprises a ground floor shop currently occupied by a local beautician business trading as The Lounge. The premises comprise a retail area, consulting rooms and rear circulation space, kitchen and rear lobby. The property also benefits from having 4 parking spaces towards the rear.

Location

The property is located on the northern side of West Street, Fareham between Trinity Street to the east and Grove Road to the west. The property is surrounded by local occupiers and close by is Domino's Pizza, Helping Hands and a short distance from Aldi which is situated to the west.

Fareham is situated off junction 11 of the M27 with Portsmouth approximately 10 miles to the east and Southampton approximately 20 miles to the west.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Shop	968	89.93	Under Offer
Total	968	89.93	

Specification

- * Fitted as a Hair & Beauty Salon
- * Suspended Ceiling
- * Cat II Lighting
- * Recessed Air Conditioning
- * Tiled Floors
- * Kitchen Area
- * 4 Parking Spaces

Terms

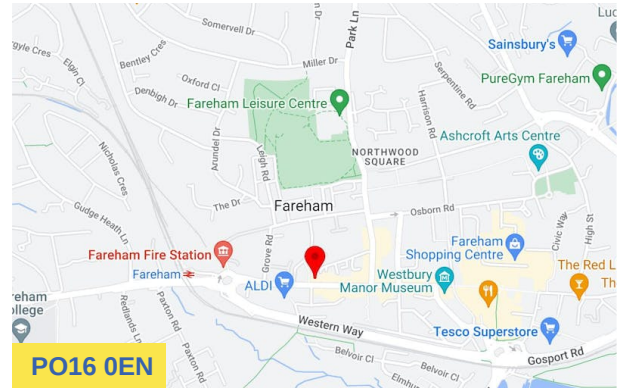
The property is available to purchase the virtual freehold with the benefit of the current tenancy at a guide price of £175,000 exclusive. The virtual freehold is for 999 year Lease from 5th January 2011 comes with a Share in West Street PMC Ltd (the Freehold owning management company). The sale is subject to a 10 year lease from 23rd September 2019 at £12,000 pa with a tenant only break option and rent review at 5th year of the term, the lease is within the Landlord and Tenant Act 1954.

Other Costs

Service Charge & Building Insurance to be confirmed.

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise specified all costs and prices are exclusive of VAT.



Viewing & Further Information

Tom Holloway
023 9237 7800 | 07990051230
tom@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 14/05/2026



