

FOR SALE

Class 'E' Development Opportunity

**117 West Street, Fareham,
Hampshire, PO16 0AU**

Key Features

- NIA – 4,204 sq.ft (390.56 sq.m)
- Prominent road side position
- High footfall
- Suitable for a variety of uses
- Nearby occupiers include, McDonald's, Cex, Nationwide and local businesses
- Planning for retention of commercial & conversion of uppers to 5x1 bedroom flats & associated works



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Fareham is situated midway between Southampton and Portsmouth on the M27. West street is the main retail patch in the town of Fareham, with a variety of independent shops, cafes and restaurants. The property is located on a busy road with heavy foot traffic, and good public transport links.

Description

The property comprises of self contained offices on the first floor and a retail unit on the ground floor. The two storey premises has been fitted out as a post office for many years, but is suitable for a variety of uses. The ground floor is set two metres further back from the first floor, which could potentially be extended to create a new shop front if required. The overhang of the building can be used as cover for bikes, tables and chairs, etc subject to the occupier.



What3words: **pacifist.afflict.drivers**

Terms

Offers in excess of £500,000 for the freehold with vacant possession, subject to contract.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	3,479	323.20
First Floor	725	67.35
Total Net Internal Area	4,204	390.56

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

Planning consent granted for single storey ground floor extension to existing commercial unit, first floor rear extension and change of use of first floor to provide 5x one bedroom flats.

Retention of commercial unit ground floor 310 Sq M.
Planning reference P/24/O263/FP

EPC

Asset Rating D (81)

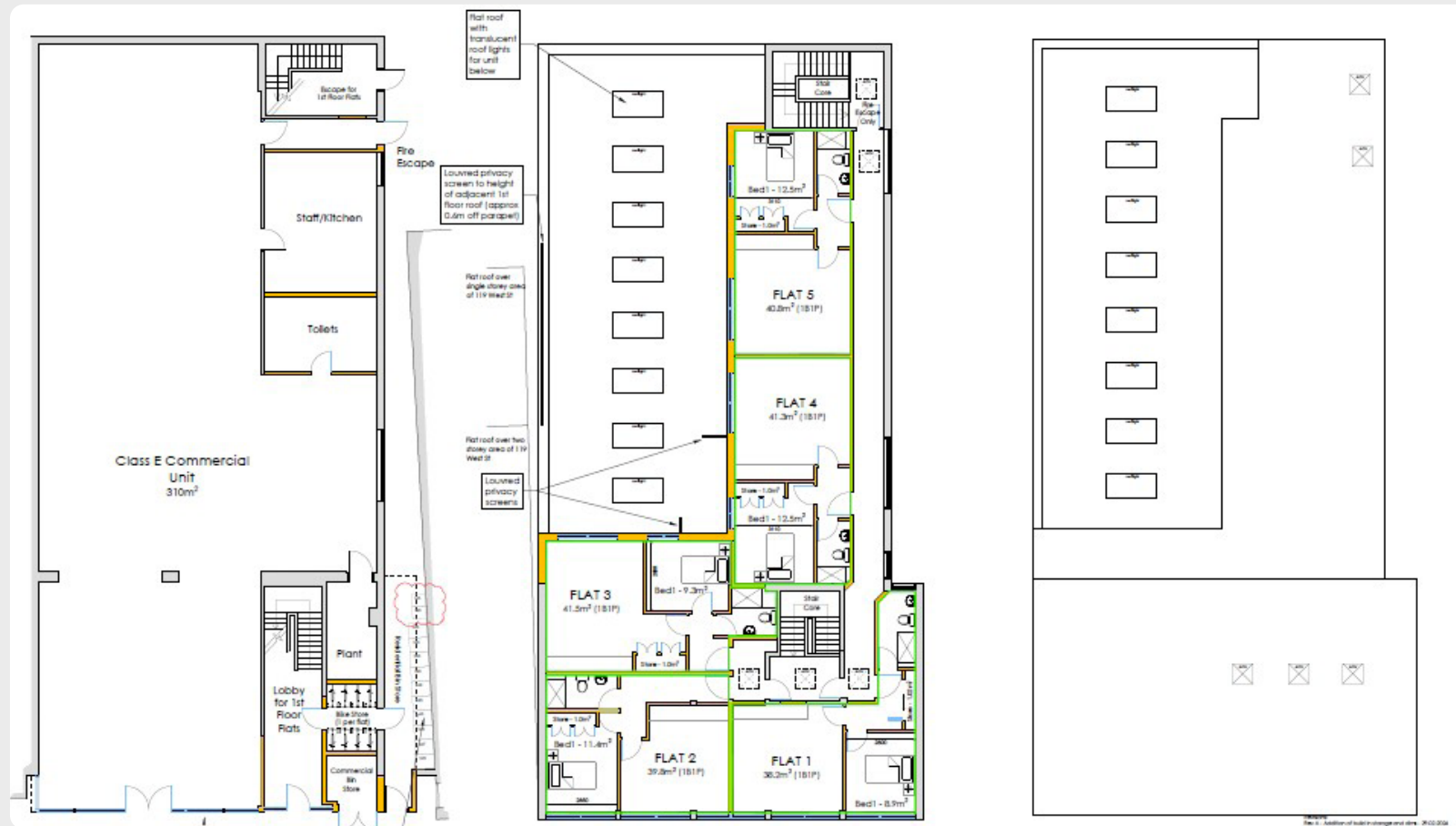
Rateable Value

Rating £27,250
Source www.gov.uk/find-business-rates

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Proposed Floor Areas



For identification purposes only. Not to scale and not to be relied upon.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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