



98 West Street, Fareham, PO16 0EP
Retail Investment Property Available

Summary

Tenure	For Sale
Available Size	1,393 sq ft / 129.41 sq m
Price	Offers in the region of £170,000
Rateable Value	£12,000
EPC Rating	D (80)

Key Points

- Centrally Located Unit
- Modern Shop Front
- Close to Pedestrian Zone
- Investment

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Description

The property is a mid terrace building, with the freehold comprising of the ground floor lock-up shop. The building has rear pedestrian and vehicle access. The property is currently rented with office use and fit out.

Above is a 2 bedroom maisonette to the front along with a rear garage and store above, sold off on a long-leasehold.

Location

The property is situated on the western side of the pedestrian precinct in central Fareham, close to the bus depot and approximately a mile from Fareham mainline station. The property offers convenient access to junction 11 of the M27 motorway with access to Portsmouth and Southampton.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	886	82.31
Ground - Rear Office / Store	227	21.09
Ground - Garage	280	26.01
Total	1,393	129.41

Terms

The Freehold of the entire building is available at the guide price of £170,000.

The property is currently let to Whitehead-Ross Education and Consulting Ltd on a 5 year lease (from 16th June 2023), where the rent is £12,000 pa, with no break or rent review.

The freehold is subject to a ground rent from the long-leasehold of £200 pa.

Rateable Value

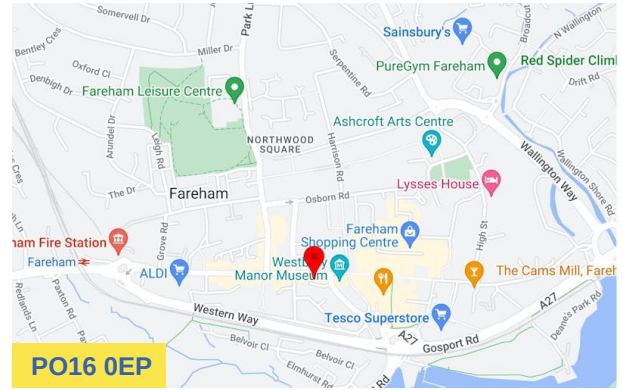
Rateable Value £12,000 (source: VOA)

You are advised to make your own enquiries in this regard to the local authority.

Other Costs

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

VAT - it is understood that VAT is not applicable.



Viewing & Further Information

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