



TO LET

161 West Street
Fareham, Hampshire, PO16 0DZ



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Key Features

- Well-positioned town centre trading location within Fareham, benefiting from high levels of pedestrian footfall and substantial passing vehicular traffic, providing excellent exposure to potential customers
- Opportunity to secure a fully fitted restaurant / takeaway unit, enabling quick occupation
- Fully fitted unit including commercial kitchen, extraction and walk-in fridge/freezer
- Established internal layout configured for restaurant or takeaway with around 20 covers
- Commercial kitchen infrastructure already installed, suitable for a range of cuisines and service formats
- 100% small business rate relief eligible
- New FRI lease available
- Terms on application
- Nearby occupiers include Greggs, McDonalds and Aldi





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Location & Situation

Fareham is a market town located approximately 15.5 miles east of Southampton and 8.3 miles north-west of Portsmouth. The town benefits from excellent transport connectivity, being positioned at Junction 10 of the M27 motorway, which in turn provides direct links to the M3 and A3(M), offering convenient access to London and the wider national motorway network.





Description & Accommodation

The premises comprise a ground floor hot food takeaway/restaurant occupying a prominent corner position on West Street.

Internally, the accommodation provide seat for around 20 covers and serving counter together with a well-equipped commercial kitchen fitted with a substantial extraction system, together with a range of catering equipment including pizza ovens, grills, fryers, doner kebab machines, hot food display units, refrigerators and associated preparation facilities.

To the rear of the property is a dedicated storage area incorporating additional fridge and freezer units, together with further food preparation space. Staff welfare facilities are also provided, including a WC.

Externally, the property benefits from rear loading access and access to a car park.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	731	67.91
Ancillary	666	61.87
Total	1,397	129.78





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Rateable Value

Rateable Value (2026): £10,500

100% small business rate relief eligible

EPC

We understand the property has an EPC rating of C (expiry date - 01/05/2028).

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term of 10 year leases with a five year break option and open market rent review (upward only. The landlord requires a six month rent deposit and personal guarantor. Terms on application.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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17 July 2026

