

TO LET

Class 'E' Retail Unit

24 Stubbington Green,
Fareham, Hampshire,
PO14 2JY

Key Features

- Net Internal Area – 926 sq.ft (86.02 sq.m)
- Quoting rent £30,000
- Large glass frontage
- Nearby occupiers include The Village Pharmacy, Costa Coffee & Dominos Pizza
- Suitable for a variety of uses
- Allocated Parking Space
- Free Public Parking Nearby



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

Location

Stubbington is a village situated midway between Southampton and Portsmouth on the B3334. The premises forms part of a parade surrounded by local independent occupiers. The property is located on the popular Stubbington Green with heavy foot traffic, and good public transport links.

Description

The property comprises a well-presented ground floor retail space with a large glass frontage, additional rear storage/ ancillary space with kitchenette and WC.

The property benefits from one allocated parking space at the rear.



What3words: **freezing.squeaking.regulate**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	926	86.02

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

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating B (44)

Rateable Value

Rating £18,000
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

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

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