



94 & 96 Arundel Drive, Fareham PO16 7NU

£120,000

- Mixed Use Investment For Sale
- Ground Floor Retail Unit with Maisonette and Garage
- Retail Unit Let
- Maisonette Sold on Long Lease
- Established Retail Parade

Description

The property comprises a ground floor retail unit and a first floor self-contained Maisonette. The latter has been sold off on a long lease. In addition, the property includes a garage located within a nearby separate block. The retail unit forms part of a larger, established shopping parade that serves the surrounding residential area.

The parade is arranged with customer parking positioned to the front of the block, providing convenient access for shoppers and supporting the ongoing commercial viability of the retail accommodation.

Location

94 & 96 Arundel Drive are situated within a well-established residential area of Fareham, a popular market town positioned between Portsmouth and Southampton. Fareham town centre is located a short distance to the east, offering a broader range of retail, leisure, and service amenities, as well as a mainline railway station providing regular services to Portsmouth, Southampton, and London.

The location is well connected, with convenient access to local bus services and the wider road network, including the M27 motorway.

Lease Terms/ Purchase Price

The property is available to purchase freehold and subject to the aforementioned leases for a guide price of £120,000. The maisonettes have been sold off on long leases.

Business Rates

Unit 94 has a rateable value of £6,800 from 1 April 2026.

Service Charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

EPC

Unit 94 - has an EPC Rating of 51 C.

Accommodation

The property has the following approximate floor areas on a Net Internal Area (NIA) basis:

Area	Sq. M.	Sq. Ft.	Commentary
94 - Ground Floor Shop	75.3	811	Term of 6 years from 17/08/23, £7,200 pa, break 17/08/26, rent review 17/08/26. Effective FRI.
96 - First Floor Maisonette	-	-	Not inspected. Long lease 99 years from 25/03/1985. Ground rent £20 pa.
Total			

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons



Nick Holtby
01329 221199
nick.holtby@eddisons.com
Ref: 010226NH / Date: 01/02/26

For more information, visit eddisons.com
01329 221199



Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

