



TO LET

3 High Street
Fareham, Hampshire, PO16 7AT



Key Features

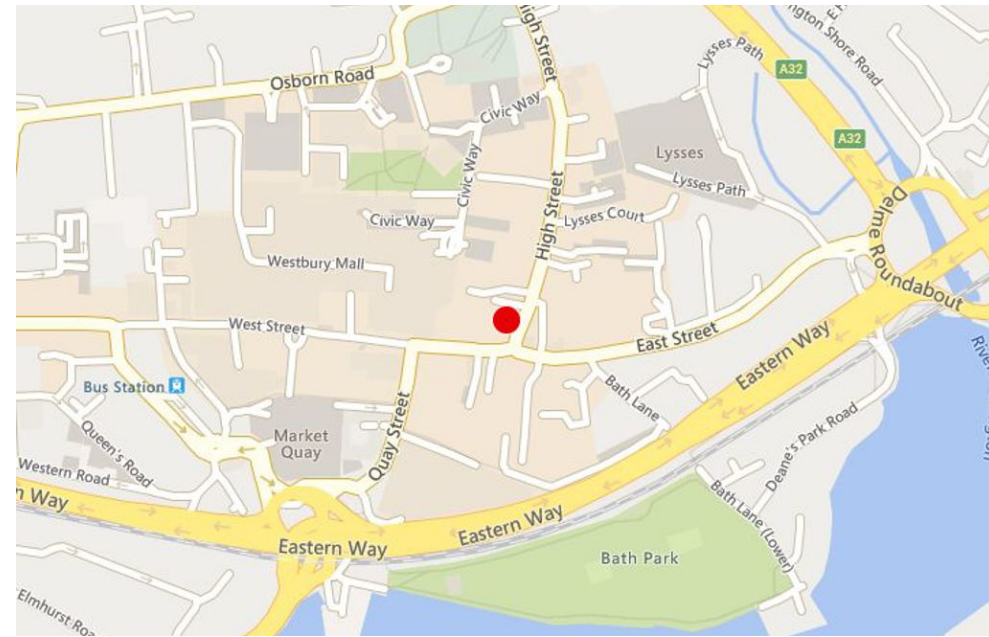
- Close to retail and leisure destinations in Fareham
- Open-plan retail accommodation
- Available for a variety of uses (STP)
- Quoting £17,500 per annum
- Close to public car parks
- Nearby occupiers include Specsavers, JD Wetherspoon, Sports Direct and Iceland, together with a variety of other town centre retailers and service providers





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 property comprises a Grade II Listed three storey building, with the retail unit arranged over the ground floor only. Internally, the shop provides open plan retail space with WC and storage area to the rear.

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

Area	Sq Ft	Sq M
Sales	2,263.48	210.28
Ancillary	754	70.05
Total	3,017	280.28





Rateable Value

Rateable Value (2026) - £13,750

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has an EPC rating of C (expiry date - 29/05/2031).

Planning

We understand that the premises benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.





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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 to be agreed at a commencing rent of £17,500 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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24 June 2026

