



TO LET

Retail/Leisure Unit

6,038 sq.ft

(561 sq.m)

Unit 7A Market Quay, Fareham, Hampshire, PO16 0BT

- Suitable for Variety of Uses
- Adjacent to Cinema and Bowling
- Fronting main town car park
- Other tenants include Nandos, Slug & Lettuce and Snap Fitness
- Capable of Sub-division

**SHEET ANCHOR
EVOLVE**

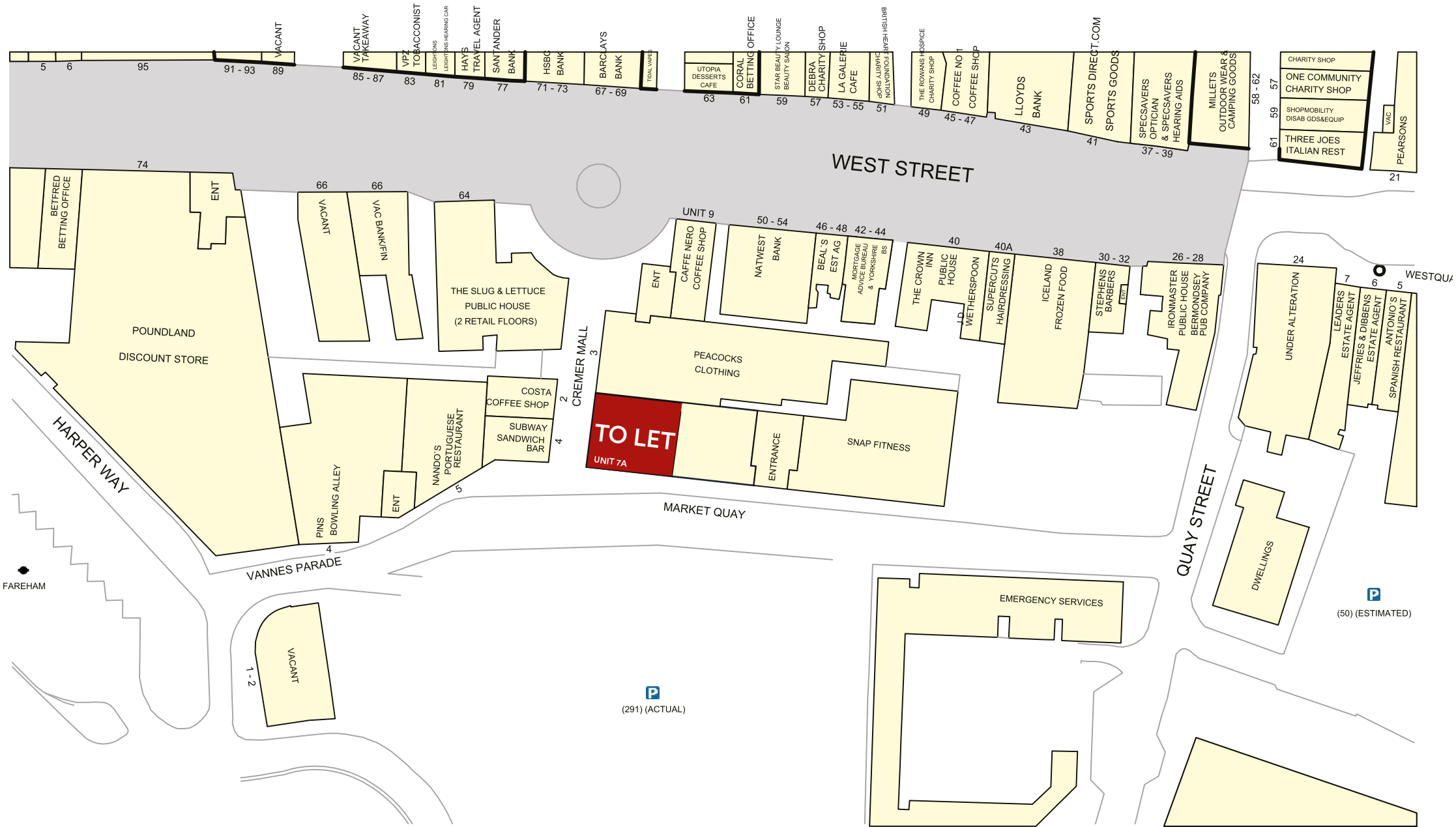
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**020
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Areas (approx. NIA)	Sq.ft	Sq.m
Ground and First Floors	6,038	561
TOTAL	6,038	561

Description

Large commercial space arranged over ground and first floors. The ground floor has a double height ceiling, whilst the first floor provides remote storage. The unit benefits from rear servicing.

The unit forms part of the mixed use Market Quay development in the centre of Fareham. Other occupiers include 5 screen Reel Cinema, Nandos, Slug & Lettuce, Loungers, PINS Bowling, JinZun restaurant, Snap Fitness gym and various retail occupiers. The main surface car park for the town centre is directly in front of the unit.

Rent

On application.

Rates

Rateable Value - £TBC. Interested parties are advised to make their own enquiries with the local authority.

Services

All mains services are available.

Service Charge & Insurance

This unit participates in a service charge of £11,626 + VAT for the current year. The landlord insures the premises and re-charges the tenant where the current premium is £670 + VAT.

Energy Performance

C (62). Further details available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Location - PO16 0BT

Market Quay Shopping Centre is located in the centre of Fareham and is easily accessible from the M27 motorway and A27.



SHEET ANCHOR EVOLVE

part of M^{Core}



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Viewing

Strictly via prior appointment
with the appointed agents:



Cited
PROPERTY

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**Vail
Williams**

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