

## TO LET

Versatile Room for Rent – Fareham Quay Refine

**99 Gosport Road,  
Fareham, Hampshire,  
PO16 0PY**

### Key Features

- Fully set up as a nail room (can be cleared if required)
- Full conditioning and heating system for year-round comfort
- All bills included – no hidden costs
- A-board advertising space outside for extra visibility
- Neutral, professional décor
- Flexible use – suitable for beauty or non-beauty businesses
- Convenient location with nearby parking and good footfall



**GET IN TOUCH:** 023 8022 2292 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)

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

## Location & Description

A bright, modern, and fully equipped room available to rent within Fareham Quay Refine. Currently set up as a nail room, this stylish and professional space is perfect for beauty or wellness professionals, but can easily be stripped back and adapted for any type of business, even outside the beauty industry.

The room offers a clean, neutral décor that's easy to personalise, creating the perfect blank canvas for your brand. Whether you're offering nail services, holistic treatments, consultations, or need a small office space, this flexible setup can be tailored to suit your needs.

Located in a prime position at Fareham Quay, the premises benefit from excellent visibility and a professional environment shared with other like-minded businesses.



What3words: [gobbling.wishing.rents](https://www.what3words.com/gobbling.wishing.rents)

## Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	220	20.43

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £12,000 per annum inclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is not payable on rents.

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## 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 (48)

## Rateable Value

Rating To be assessed



## Viewing & Further Information

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