



Ground Floor Shop 1, 3600 Parkway
The Solent Centre, Whiteley, Fareham PO15 7AN
TO LET | 53.8 sq m (579 sq ft)



HELLIER
LANGSTON

Description

The available space comprises a ground floor corner unit within building 3600 fronting onto the plaza between the three Solent Centre buildings.

Internally the space benefits from a WC and a small kitchen area but is otherwise open plan with full height glazing to two sides.

Summary



3 Phase electricity



LED lighting



2 car parking spaces with unlimited 2 hours visitors' parking



Good access to M27 Jct 9

Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground Floor Shop 1	53.8	579

EPC

D-91

Rateable Value

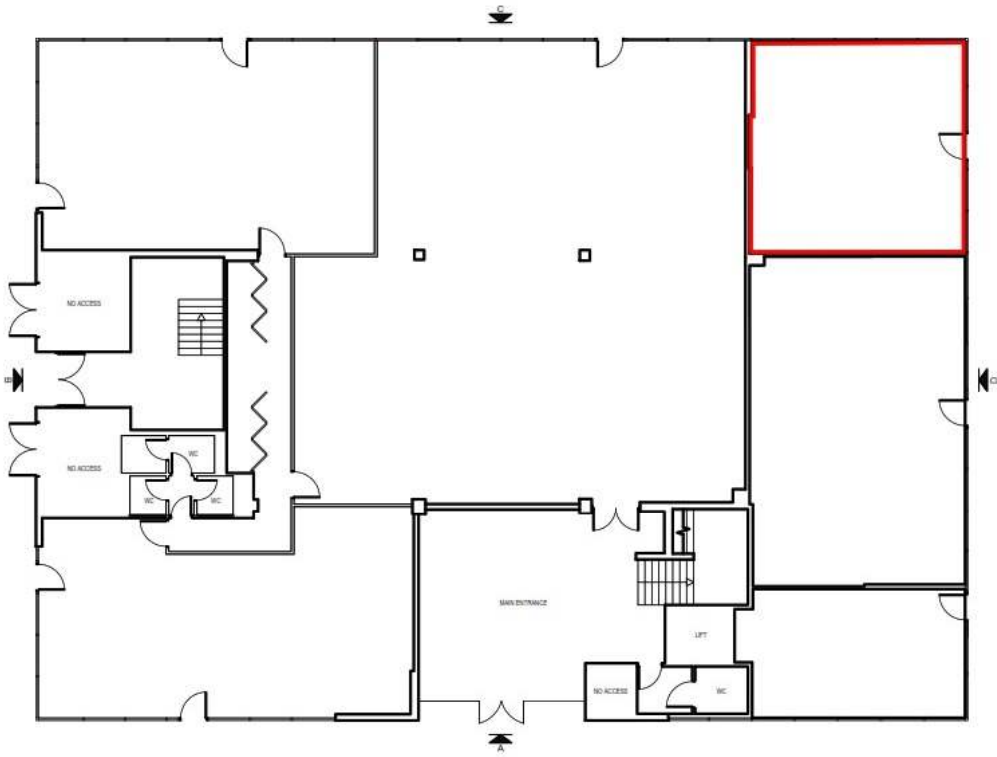
According to the Valuation Office Agency website, Shop 1 (Shop A) is assessed as Shop and Premises with a 2023 Rateable Value of £10,500.

Service Charge

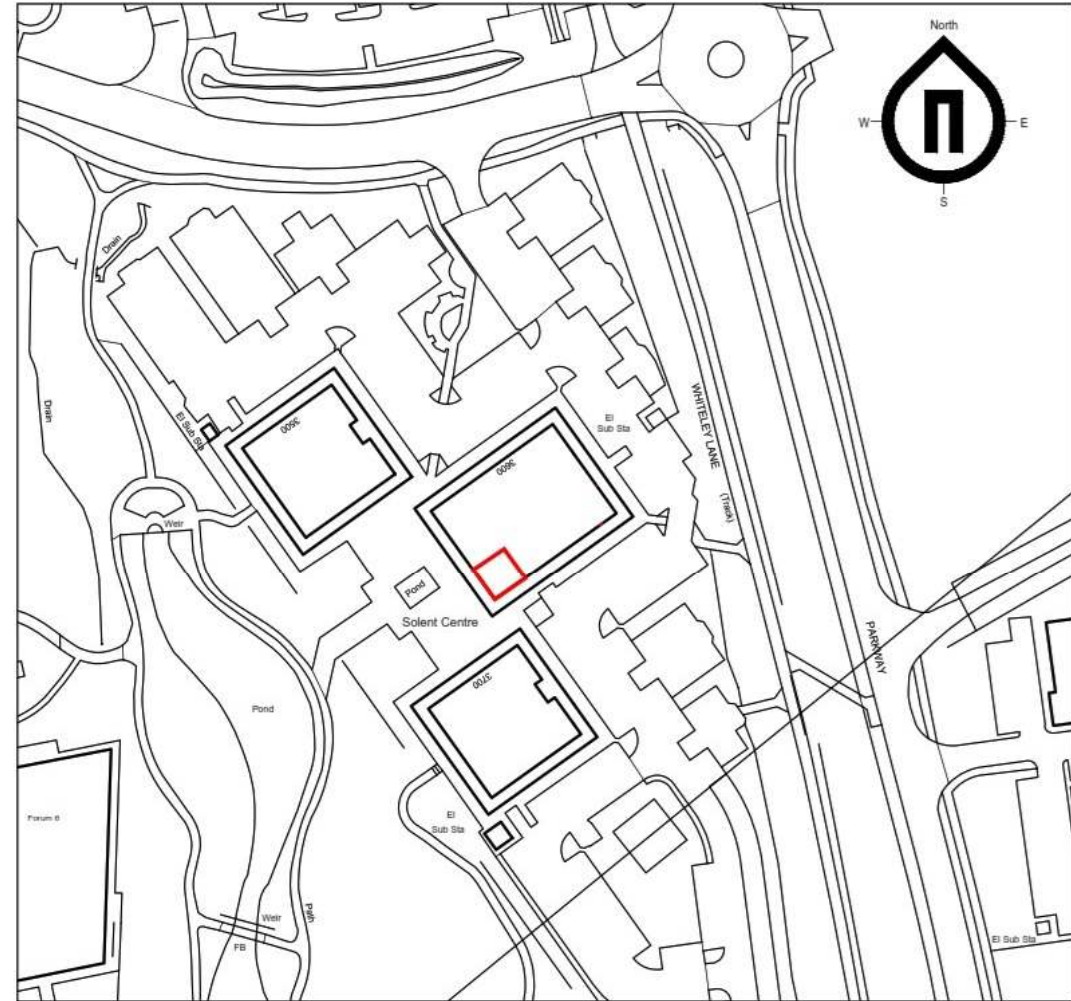
A service charge is payable for the maintenance of the shared external areas, further information upon application.



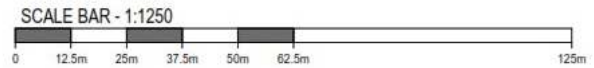
Floor plan



FLOOR PLAN 1:200



SITE LOCATION PLAN 1:1250

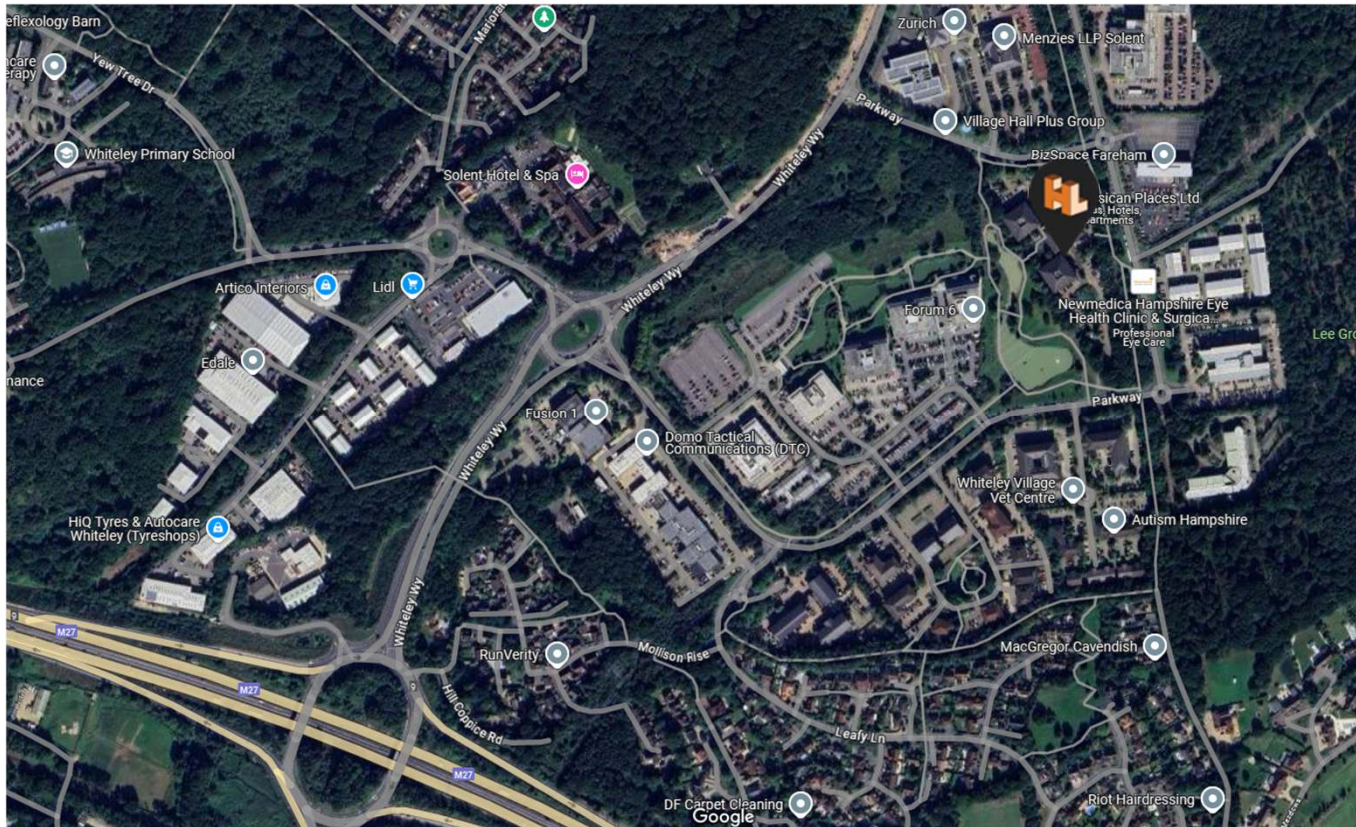


Location

Adjacent to Junction 9 of the M27, Solent Centre is ideally situated approximately 10 miles to the east of Southampton and 12 miles to the west of Portsmouth.

The Solent Centre benefits from ground floor retail which currently includes Subway, Domino's Pizza, Whiteley Dental Practice, and Trenchers Café.

The Whiteley Shopping Centre is only circa 10 minutes' walk away and offers a variety of high quality retail outlets and a Tesco superstore, as well as a Cineworld cinema.



Terms

The premises are available by way of a new effectively full repairing and Insuring lease for a term to be agreed.

Rent

£11,600 per annum.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.

Viewing

Strictly by appointment with the joint sole agents:
Lambert Smith Hampton and Hellier Langston.

Please scan the QR code to access further information on our website.



Schedule an appointment

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

Contact our agency team

Jason Webb

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