

TO LET



**HOLLOWAY
ILIFFE &
MITCHELL**

FIRST FLOOR CHARACTER OFFICE SUITES

423 Sq Ft (39.30 Sq M)

*** INCENTIVE PACKAGE AVAILABLE ***

**1st Floor, Milton House
7 High Street
Fareham
Hampshire**

SATNAV PO16 7AN



- ▼ Character Office Suite
- ▼ Town Centre Location
- ▼ Off Street Private Parking
- ▼ Night Storage Heating



RICS

the mark of
property
professionalism
worldwide

Portsmouth **023 9237 7800**

Southampton **023 8011 9977**

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Commercial Estate Agency > Property Management > Valuations > Development Advice
Rating > Investment Advice > Building Surveys > Arbitration > Rent Review / Lease Renewal

1st Floor Milton House, 7 High Street, Fareham, Hampshire

LOCATION

The property is situated towards the southern end of the High Street, on the western side, close to the junction with West Street, within the Town's traditional professional office location.

The property is approximately 3 kms from the M27 which provides access to Portsmouth and Southampton.

Fareham is well served with shopping and leisure facilities including Sainsbury's, Tesco and the Fareham Shopping Centre.

DESCRIPTION

The access to the suite is via the principal entrance porch from the High Street, leading into a large inner hall. Benefits include:

- * Off street car parking to the rear
- * Use of male and female cloakrooms
- * Carpeting
- * Night storage heating
- * Kitchenette

ACCOMMODATION

First Floor RHS Office 373 sq.ft 1 Parking Space
plus store / office 50 sq.ft

TERMS

£6,000 per annum exclusive of VAT

The suite is available on new effective full repairing and insuring leases for a term to be agreed.

BUSINESS RATES

Rateable value: £3,900.

Uniform business rates payable for 2017-2018: £0.

Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

There is a service charge payable. Costs to be confirmed.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING

E (118)

PHOTO



LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited

Registered Office: 10 Acorn Business Park North Harbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties 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. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

Tom Holloway

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E tom@hi-m.co.uk

023 9237 7800

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.leasingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.

follow us..



Date Prepared: 05-Mar-2018