RIVERSIDE HOUSE
Upper Wharf, Fareham, PO160LY

Key Highlights
- 0.85 acres (0.34 hectares)
- Minerals Wharf
- Grade II Listed office building - 1,555 sq ft (144.46m²)
- Storage building - 615 sq ft (57.13 m²)
- Staff/kitchen/toilet block
- Weighbridge
- Closing date for bids 15 August 2019
Location
The property is situated on the south side of Fareham town centre at the junction of the A27 and the A32. Junction 11 of the M27 motorway is about 2 miles north east of the property.

Description
The property comprises a minerals wharf with part concrete surfacing and including a number of buildings. The main building, known as Riverside House, is Grade II Listed and comprises a former residential property which has been converted into three floors of offices which currently provide very basic accommodation. There are toilet and kitchen facilities within the building, to the rear of which is a further building providing staff room, kitchen and toilet facilities. There is also a single storey storage building which has been extended and is accessed from Quay Street.

Floor Areas
Riverside House (NIA) – 1,555 sq ft (144.46m²)
Staff room/kitchen (NIA) – 132 sq ft (12.26 m²)
Site area – 0.85 acres (0.34 hectares)

Planning
The property is safeguarded as a Minerals Wharf by Hampshire County Council, the Minerals and Waste Planning Authority. The site has consent for the importation of minerals by boat but not by road. The site does not have permission for the importation of waste nor for the sale of retail materials from the site.

Business Rates
We have inspected the Valuation Office Agency’s online Rating List (20:7) which shows the following three entries for the property:-

1 Upper Wharf
Sea dredged aggregate processing plant and premises – rateable value £69,000

First Floor, Riverside House
Office and premises – rateable value £5,300

Second Floor, Riverside House
Office and premises – rateable value £4,300

NB – rateable value is not the same as the rates payable. Interested parties are advised to make their own enquiries as to rates payable from the Local Authority.

Tenure
We are instructed to seek offers on the basis of either a new lease on the premises or a sale of the freehold interest. Unconditional offers and offers conditional on planning consent for a change of use and/or redevelopment will be considered.

The closing date for offers is 5pm on 15 August 2019. More details on the process and format of offers is available on request.

Rent/Price
Guide rent/price available on application.

VAT
VAT will be payable on the rent/price.

Energy Performance Certificate
Riverside house is assessed a D94. The certificate is available on request.

Legal Costs
Each party to bear its own legal costs incurred in the transaction.

Viewing
Strictly by confirmed appointment

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