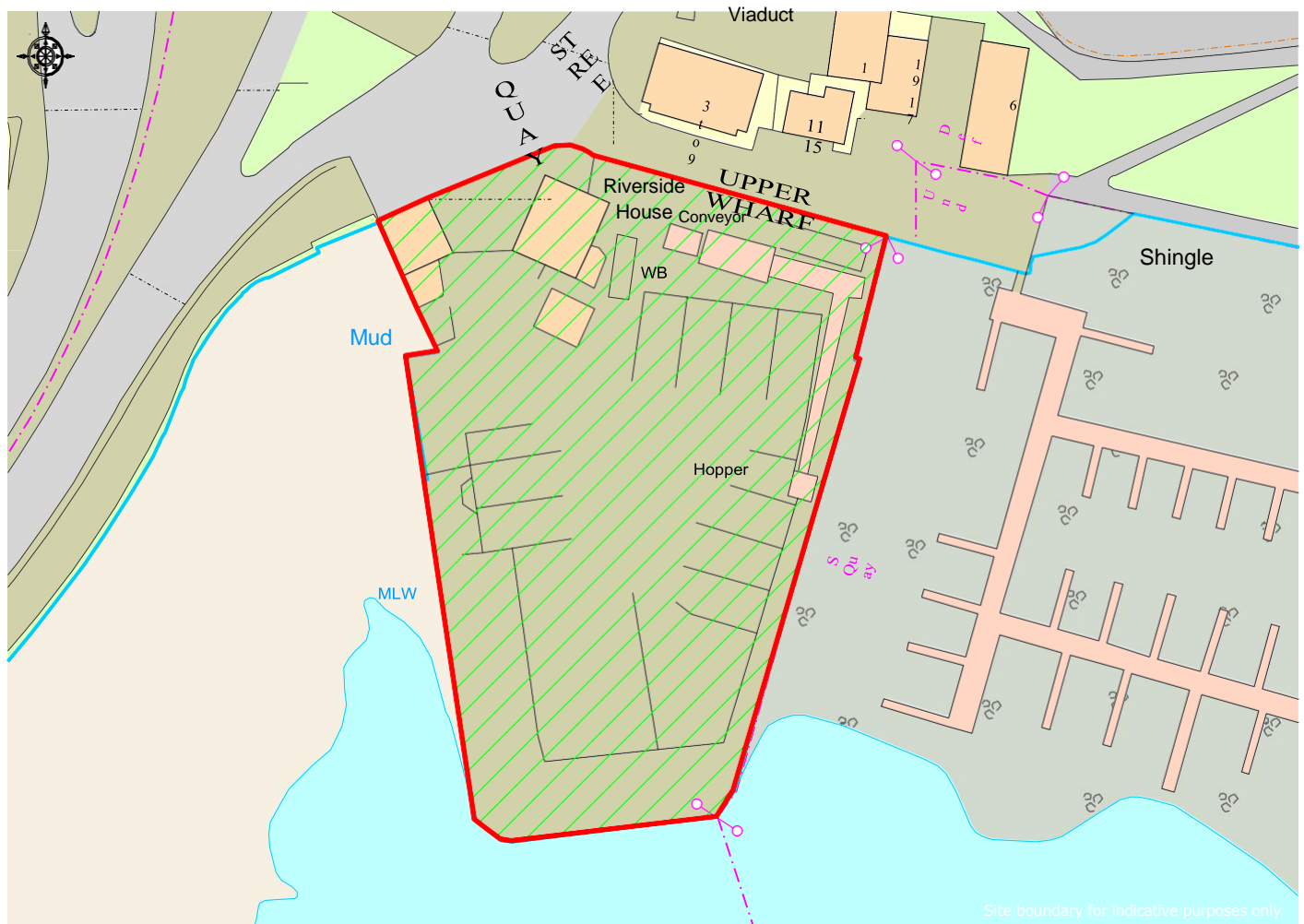


TO LET/FOR SALE

RIVERSIDE HOUSE

Upper Wharf, Fareham, PO16 0LY



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

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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 (2017) 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

Contact

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