

FORMER WESTBURY MANOR MUSEUM

84 WEST ST, FAREHAM PO16 0JJ

PRIME FORMER MUSEUM & CAFE TO LET

savills



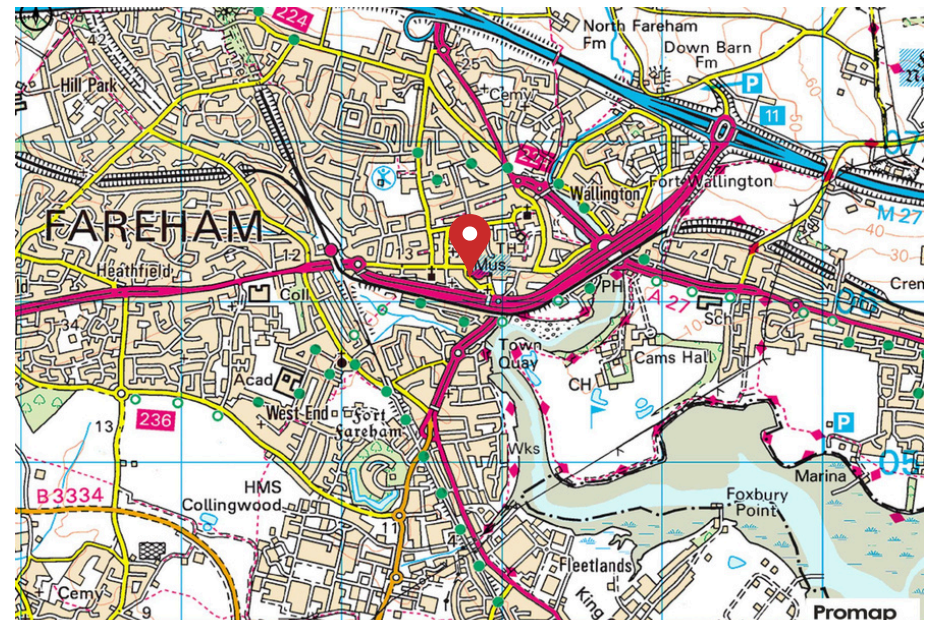
HIGHLIGHTS INCLUDE:

- Attractive leasehold (term to be agreed) opportunity in high footfall town centre location
- Large Grade II Listed building adjacent to the high street.
- Site area of 0.492 acres with significant external trading potential (subject to licensing)
- The property offers potential for a variety of uses including food and beverage , business or networking space, small events or leisure activities.
- Outdoor seating area to the front and a rear terrace opening out to the beautiful Victorian-style walled garden.
- There is scope for the rear garden to be included in the lease, subject to planning approval and completion of the appropriate statutory advertising process.
- Rental offers invited
- Capital contribution potentially available subject to status



LOCATION

Westbury Manor is strategically located in the centre of Fareham on West Street. It is adjacent to the main bus station with services to Porchester, Gosport, Portsmouth as well as the wider local area. Market Quay Car Park is a two-minute walk away, providing excellent access to car parking and Fareham Train Station is 0.5 miles away with direct services to Southampton and Portsmouth.



- _____ **LOCATION MAP** _____
- _____ **STREETVIEW** _____
- _____ **WHAT3WORDS** _____
- _____ **360 DRONE** _____
- _____ **VIDEO** _____

FAREHAM TOWN CENTRE

Fareham Town Centre is undergoing a major transformation and town centre operators are perfectly positioned to benefit. A proactive Council, a clear long-term regeneration strategy, and rising visitor numbers are creating ideal conditions for strong, sustainable trade.

A Growing Day-to-Night Destination

- **Fareham Live**, the new 800+ seat arts and entertainment venue, is already drawing thousands of visitors and is rapidly establishing a strong pre- and post-show market.
- A **revitalised events programme** from Artisan Markets to Fareham's Big Weekend to Christmas Lights Switch-On – all driving year-round footfall.

Prime Conditions for Success

- Major regeneration is reshaping the town centre into a **more walkable, experience-driven and attractive** destination.
- An evening pedestrian route through Fareham Shopping Centre channels visitors and residents directly through the town centre, improving connectivity and boosting exposure for well-located venues such as Westbury Manor.
- Public realm improvements, new homes and better connectivity will ensure **increasing dwell time** and a broader, more diverse customer base.

Why Westbury Manor Stands Out

- A **characterful Grade II listed landmark building** with unique indoor-outdoor potential perfect for dining, premium café and bar concepts, boutique event spaces, hotels and hybrid hospitality.
- Positioned directly on **West Street's main pedestrian route**, minutes from the train and bus stations, Market Quay public parking and Fareham Live theatre.
- Strong trade potential from theatre audiences, workers, shoppers, families, and the growing evening economy.



DESCRIPTION

The property comprises an 18 Century Grade II Listed building with 19th Century additions. The building is arranged over three-storeys and is an attractive exposed brick-built structure with a clay tiled roof. It features traditional wooden-framed sash fenestration, with attractive bay windows. There are access points on multiple sides of the building. The site includes a front area suitable for outdoor seating and a larger lawned space at the rear, offering additional potential.

INTERNAL DESCRIPTION

Upon entering the building, it is arranged into a number of interconnecting rooms. Some are more intimate in style but the main café, which is positioned centrally has an adjoining seating area room which has an open feel to it. All the rooms are in good decorative order with traditional features. There are WC facilities also located on the ground floor. The first floor can be accessed via a traditional staircase, as well as more modern (fire) staircase position to the side of the building and finally a DDA compliant lift. The first floor has a similar layout to the ground floor. Second floor which again has the benefit of two staircases comprises of a small kitchen and a number of intimate rooms which could lend itself to being converted to owners or managers accommodation. We detail our understanding of the internal measurements below:-

FLOOR AREAS

The following are approximate Gross Internal Areas:

Level	Area (ft ²)	Area (m ²)
Ground Floor	2,508	233
First Floor	2,346	218
Second Floor	1,249	116
Total area approx.	6,103	567

TENURE

To Let on a new F.R.I lease on a term to be agreed.

RENTAL GUIDE

We are open to rental offers.

VAT

VAT is applicable at the appropriate rate.

PLANNING & CONSERVATION

The Westbury Manor Museum is a Grade II listed building, but is not within a conservation area. The current planning that resides is for 'F1(c) – class' use. All proposed uses will be considered however subject to planning.

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the property historically traded under traditional hours.



FIXTURES & FITTINGS

All 'fixed' fixtures and fittings will be included in the letting. All loose items are not included and will be removed. No inventory schedule will be provided.

RATEABLE VALUE

The subject property is entered in the 2026 Central Rating List with a Rateable Value of £15,000. Please check with the VOA for the most up to date information on all rating matters. <https://www.tax.service.gov.uk/business-rates-find/valuations/start/202799175>

EPC

The property has an EPC Rating of D80. The EPC can be provided upon request.

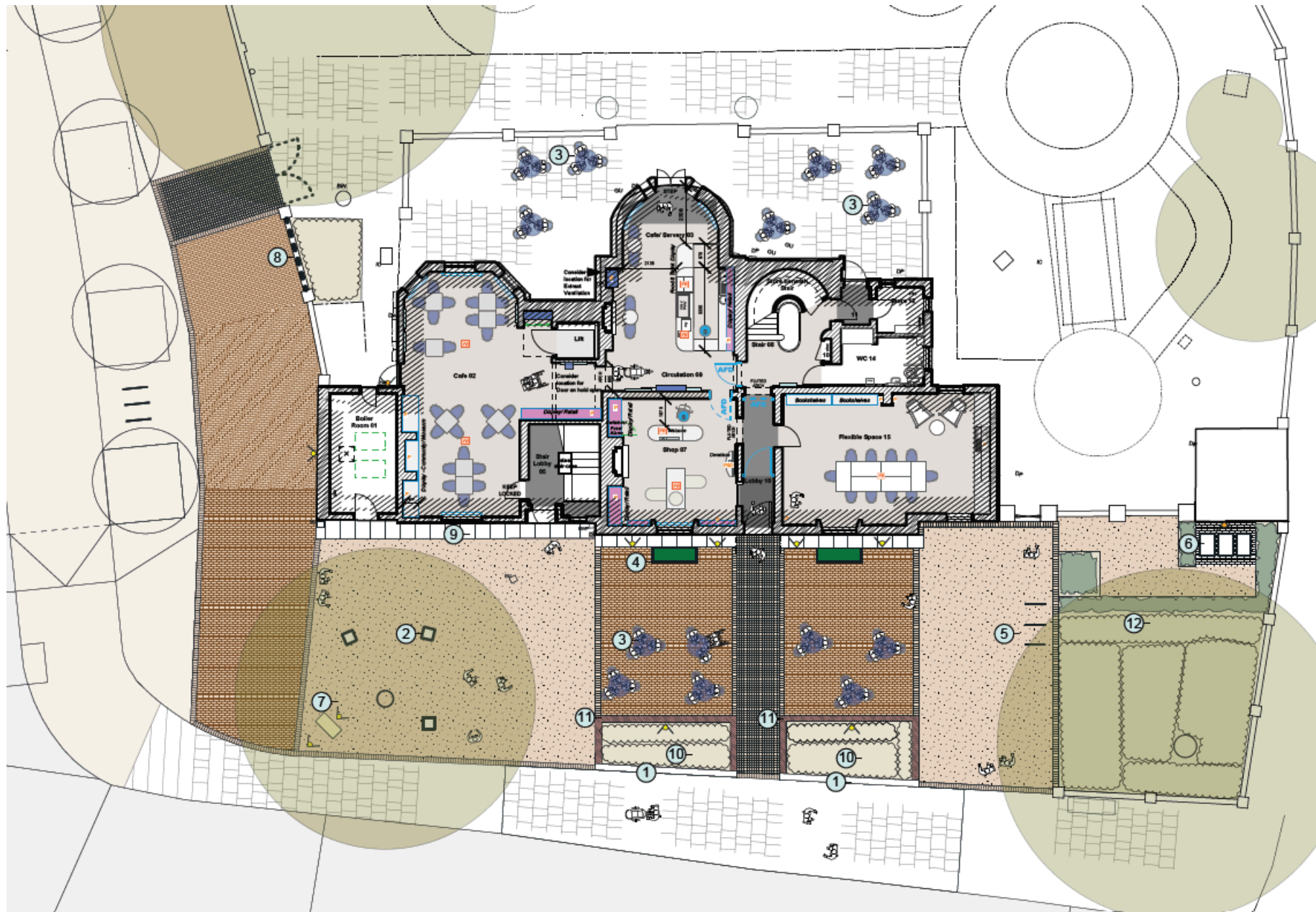
VIEWINGS

Formal viewings can be made strictly by appointment with Savills. Where appropriate, we recommend interested parties carry out a discreet external inspection in the first instance.

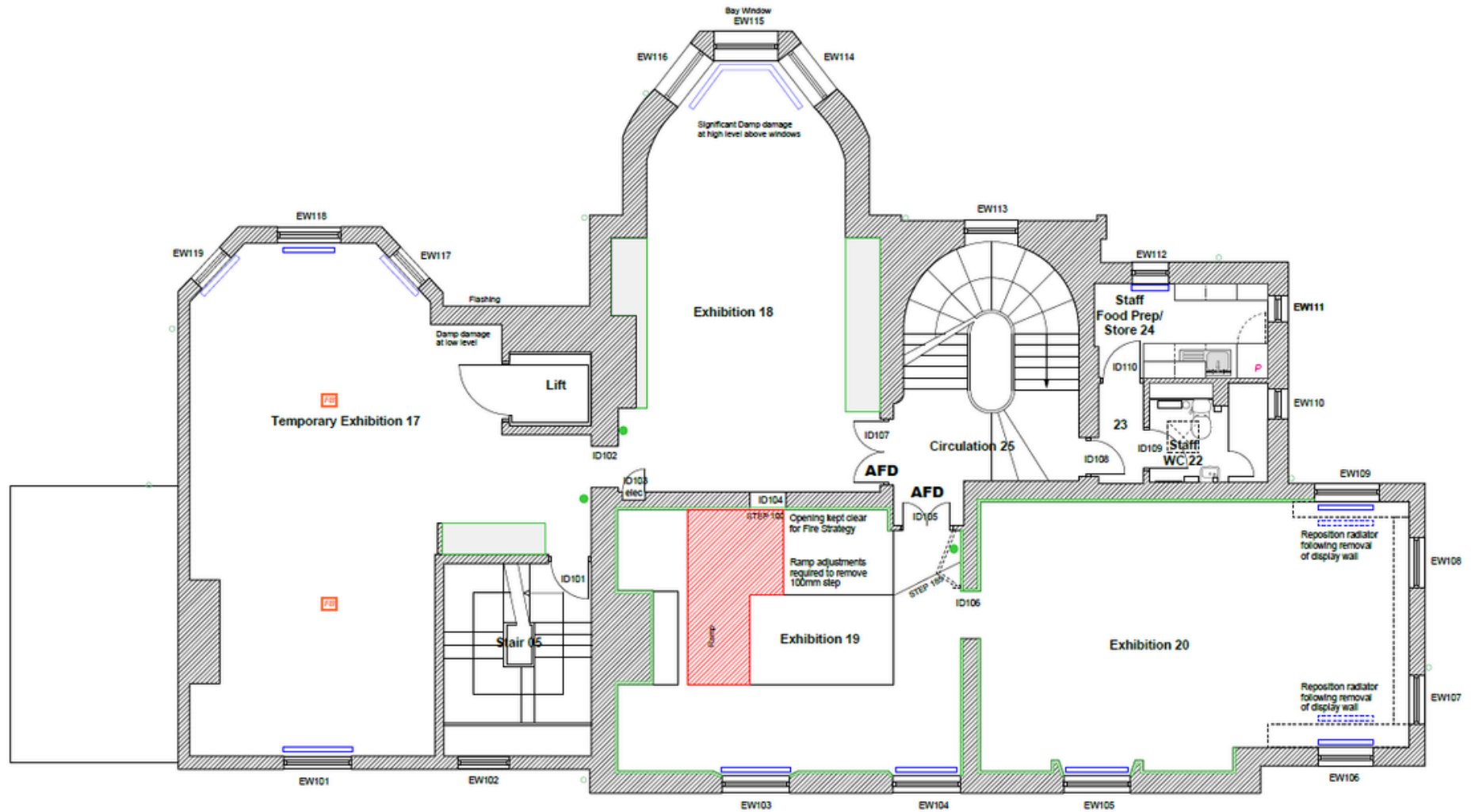
MONEY LAUNDERING

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

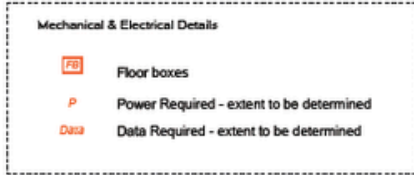
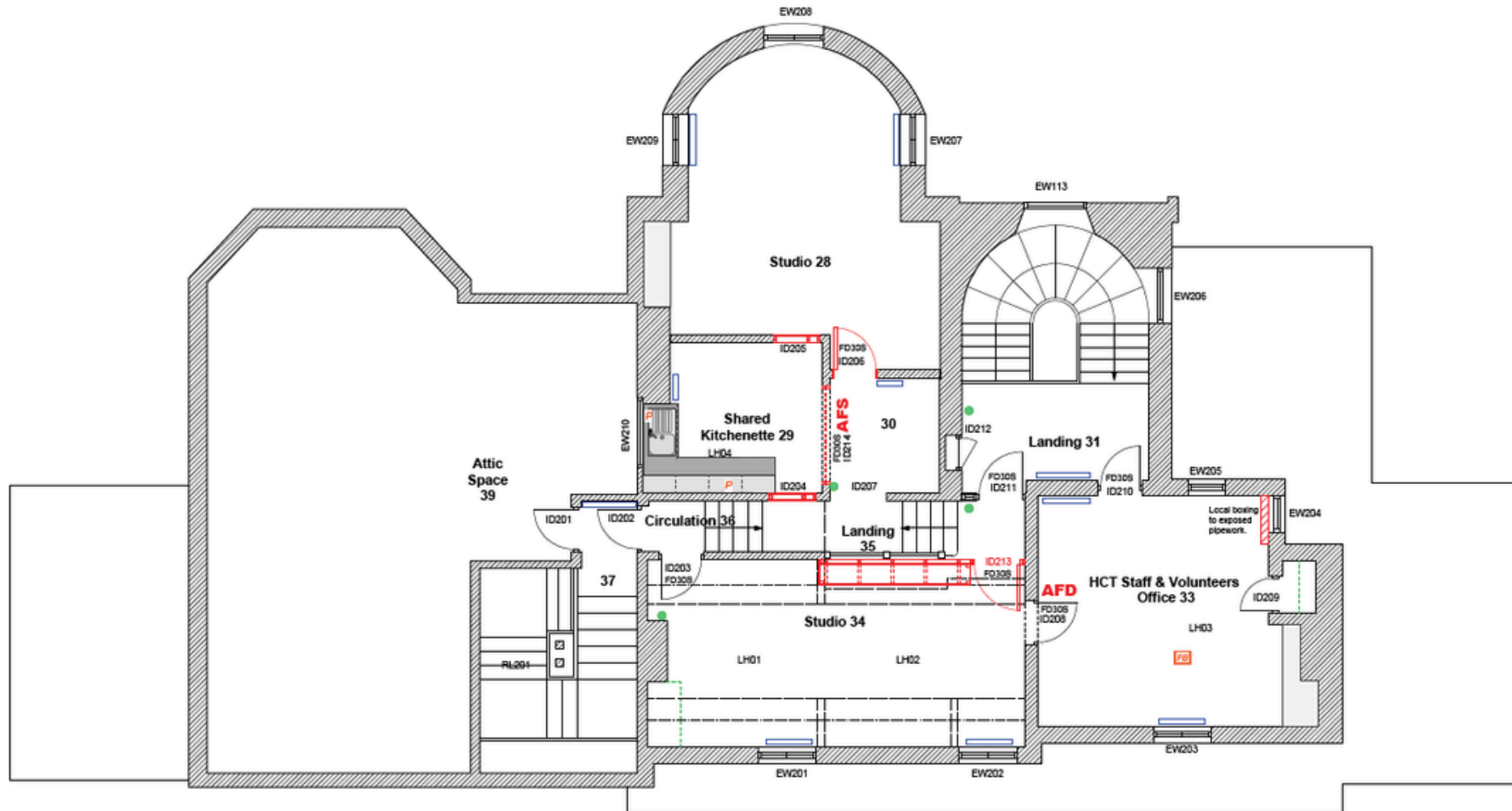




Existing Ground Floor

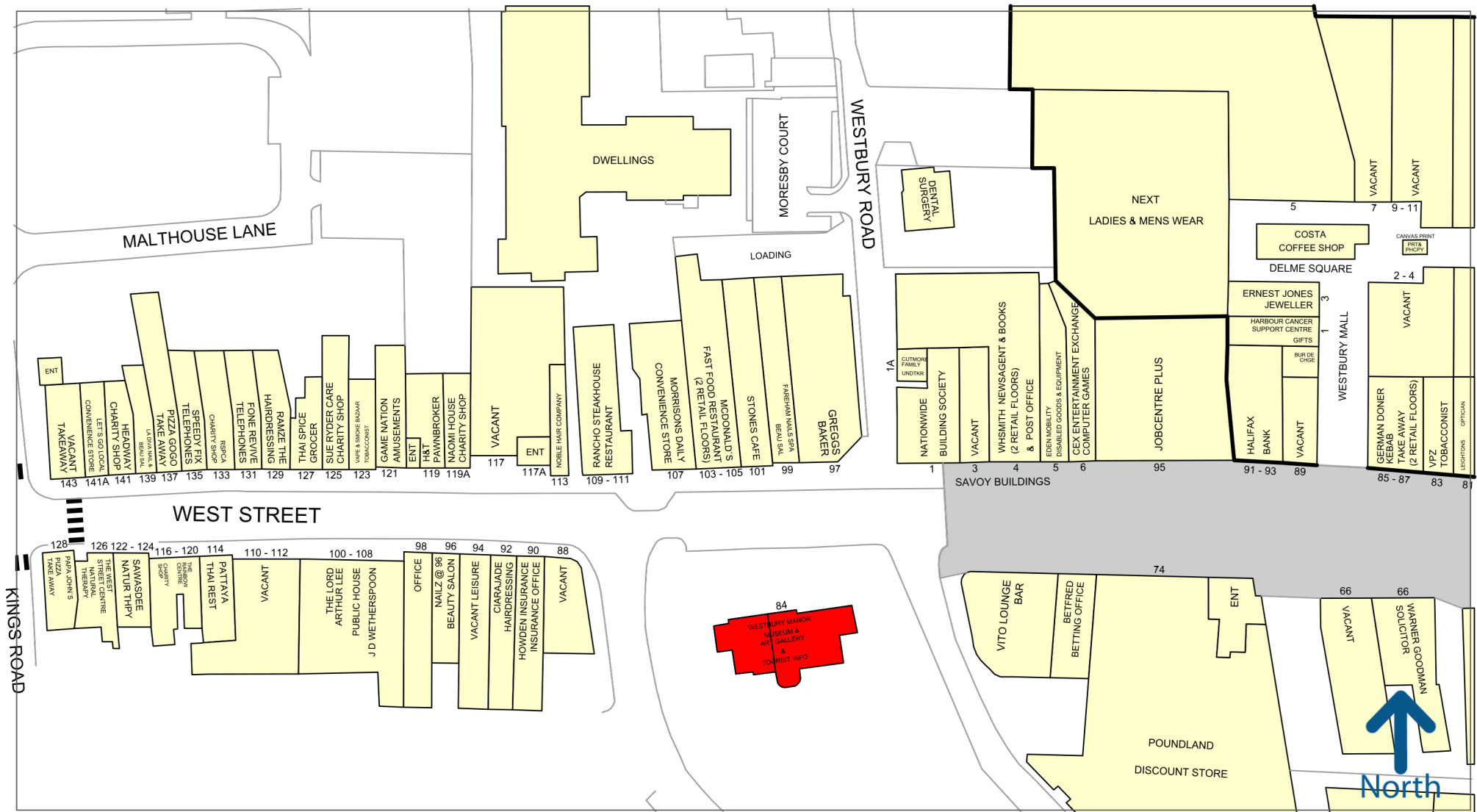


Existing 1st Floor



Existing 2nd Floor

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50 metres



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