FAREHAM HAMPSHIRE | PO16 0LZ



OFFERS IN THE REGION OF £1,200,000 Freehold

- Unique 65-Berth Marina in Upper Fareham Lake
- Perfect Location adjoining Park near Town Centre
- Freehold Marina with Waters under Long Lease from Crown Estates
- Detached Sail Loft with Office & Income Potential
- Berth-Holder Facilities Including Changing & Shower
 Building
- Scope for further Development Potential
- Potential Gross Yield of over 9% pa
- Ideal Lifestyle Purchase & Business Opportunity





In Brief

Fry & Kent are delighted to market for sale this unique 65-berth MARINA situated in an IDYLLIC backwater location along Upper Fareham Lake, Hampshire, just off the A27 close to Fareham Town Centre and the park.

The waters at this long-established BOATING facility are held under the terms of a long lease from Crown Estates while the marina, which is self-managed by the current owner, includes shower facilities together with a detached SAIL LOFT building with offices, large store, workshop, kitchen and bathroom, offering additional income potential. The building, consisting of the sail loft and the workshop/office below has, under a change of use, residential conversion potential into two units.

The adjoining land may have development potential, subject to all necessary consents being obtainable, in line with adjoining residential development. The Crown Estates lease also allows for additional berths, if required, offering potential for further income and expansion of the business.

Serious interested parties should contact us to discuss current income and arrange a viewing appointment of this rare business opportunity.

Railway arches held on a long lease from Railtrack.

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KEY FACTS

TENURE: Freehold

WATERS: Long lease under the terms of the Crown Estate

VIEWING: Strictly by appointment



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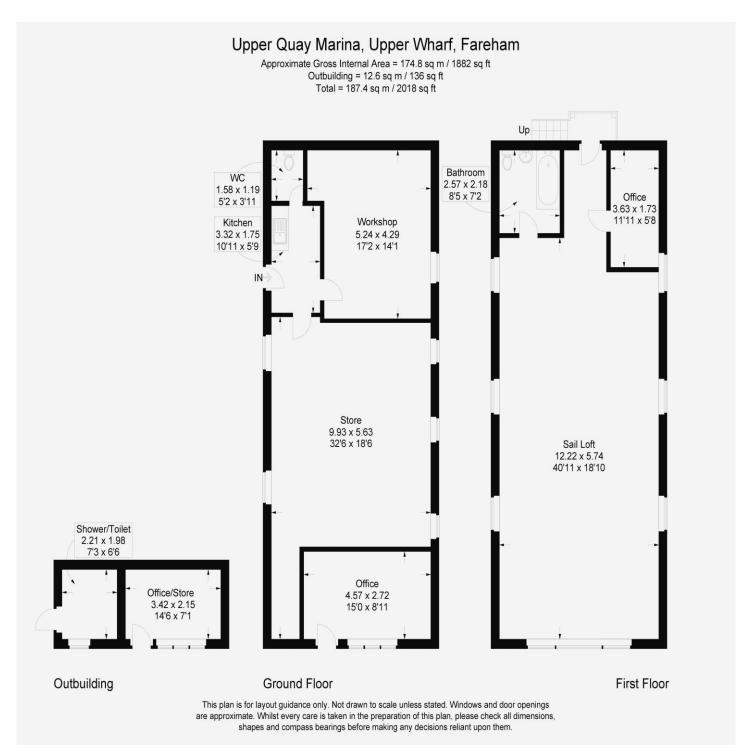












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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.