

# FLEET

## Prominent Retail Unit (AI use)

Approx. 612 sq ft (57 sq m)

www.hurstwarne.co.uk



**Oatsheaf Parade, 256 Fleet Road, Fleet, Hampshire GU51 4BX**

### To Let

- Self contained
- Two parking spaces
- Toilet and washroom
- Town centre location

Regulated by RICS



## Location Map

To view the location map go to [www.multimap.com](http://www.multimap.com) and type in postcode GU51 4BX

## Location

Fleet is situated in Hampshire, 35 miles South West of London. Fleet Rail station offers a direct service to London Waterloo. Fleet is located close to junction 4a of the M3 motorway being approximately 3 miles distant.

The premises are situated in a town centre retail position with frontage onto the junction of Fleet Road and Reading Road North, opposite the Oatsheaf Public House.

The Hart Shopping Centre is close by where a number of major national retail chains such as WH Smith, Boots, Next, Dorothy Perkins, Burton's, Argos and Waitrose attract shoppers to the area.

Many other retail chains as well as local independent retailers are situated along both sides of Fleet Road as well as branches of all the major banks and building societies.

## Floor Areas

The following approximate floor area has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (5th Edition)

Frontage	Shop Depth (max)	Shop Width (max)	Total Area
17 ft (5.15m)	44 ft (13.4m)	15 ft (4.6 m)	612 sq ft (56.85 sq m)

## Terms

Upon application.

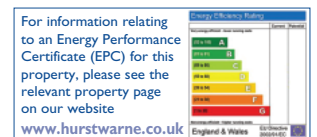
## Rates

Any intending lessee must satisfy themselves independently by making their own enquires and contacting the relevant statutory authorities as to the rates payable and transitional relief (if any) in the respect of the property. The local authority is Hart District Council telephone 01252 622122

## Viewing and further Information

Strictly by appointment through the joint letting agents:

Contact	or
Steve Barrett	Andrew Davis
Hurst Warne	Lee Baron
<a href="mailto:steve@hurstwarne.co.uk">steve@hurstwarne.co.uk</a>	<a href="mailto:ADavis@leebaron.com">ADavis@leebaron.com</a>
Tel: 01252 816061	Tel: 020 7756 5626



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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### Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

323 Kingston Road, Leatherhead, Surrey KT22 7TU  
**T 01372 360190 F 01372 360211**  
**E leatherhead@hurstwarne.co.uk**

161 Fleet Road, Fleet, Hampshire GU51 3PD  
**T 01252 816061 F 01252 816062**  
**E fleet@hurstwarne.co.uk**

Abbey House, 25 Clarendon Road, Redhill, Surrey RH1 1QZ  
**T 01737 852222 F 01737 852101**  
**E redhill@hurstwarne.co.uk**