

FLEET

Prime New Retail Unit

1,878 sq ft (174.48 sq m) G.I.A.

www.hurstwarne.co.uk



257 Fleet Road, Fleet, Hampshire GU51 4BY

To Let

- New build property.
- 25ft frontage.
- Rear access/loading.
- Prime retail location.

Regulated by RICS



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Agency • Investment • Development • Asset Management • Landlord & Tenant

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Location Map

To view location map go to www.multimap.com and type in postcode GU51 4BY

Location

The premises are situated in a prime town centre retail position with excellent frontage onto Fleet Road, next door to Barclays Bank and Tony & Guy and opposite Starbucks. Victoria Road public car park is within 100 yards. In addition the entrance to the Hart Shopping Centre is just a few yards away where a number of major national retail chains such as WH smith, Boots, Next, Woolworths, Dorothy Perkins, Burtons, Argos and Waitrose attract shoppers to the area.

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 distance.

Floor area

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

Internal Width	Widening to	Shop Depth (max)	Shop Width (max)	Total Gross Internal Area
25.5 (7.76m)	29.75 ft (9.06m)	69.5 ft (22.22 m)	30 ft (9.1 m)	1,878 sq ft (174.48 sq m)

Accommodation

The unit consists of a self contained ground floor retail unit with residential accommodation above (available by separate negotiation). There is a toilet/washroom facility at the rear of the unit. The unit has been constructed to developers shell standard, ready for fitting out by the ingoing tenant. The unit also offers an attractive new shop front.

Rent and Terms

The property is available on a new lease from the landlord for a period to be determined. Further information from the joint sole letting agents.

Rates

Any intending lessee must satisfy themselves independently by making their own enquiries 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 622 122.

Viewing

Viewing strictly by appointment through the joint sole letting agents

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Graham Tring
 Wadham & Isherwood
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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

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