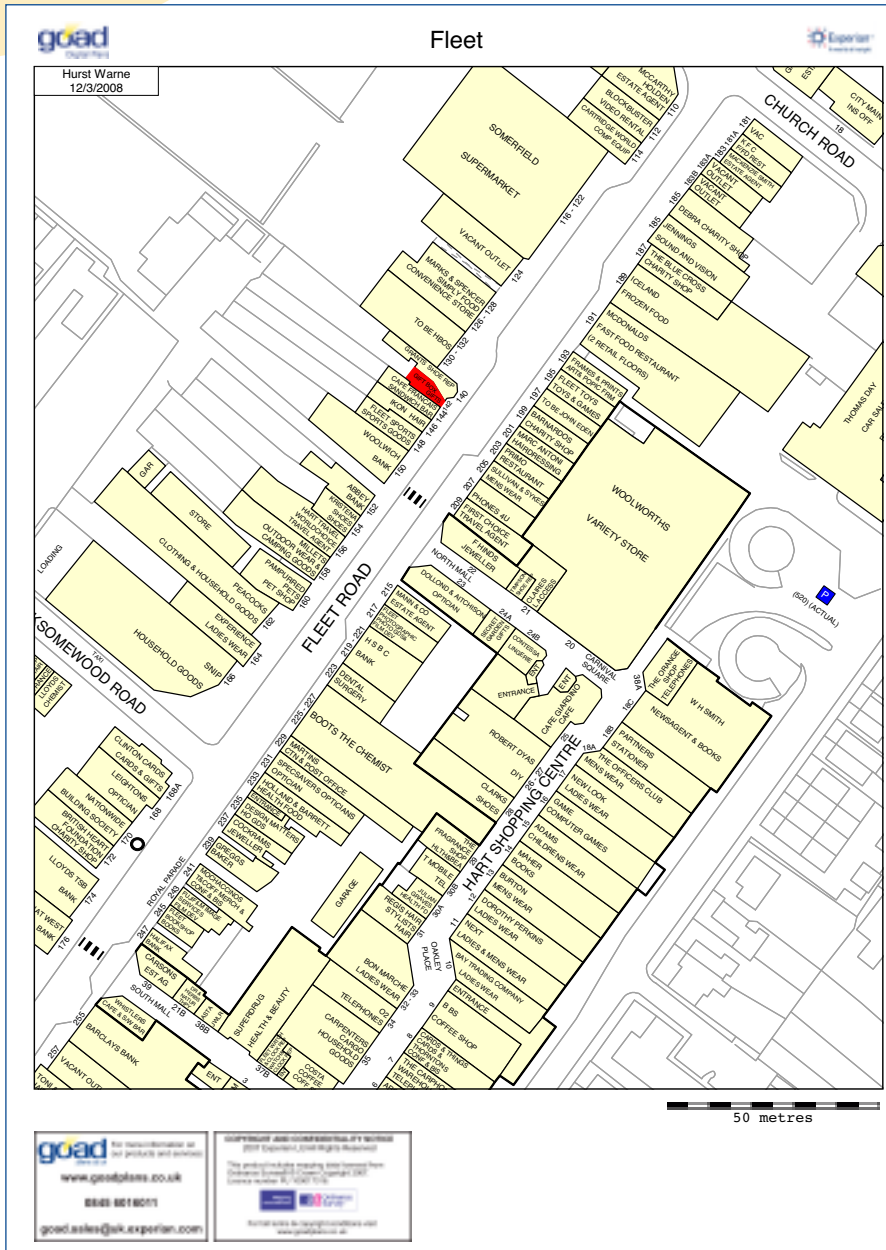


# FLEET Town Centre Retail Unit

303 sq ft (28 sq m)

www.hurstwarne.co.uk



## 142 Fleet Road, Fleet, Hampshire GU51 4BE TO LET

- Prime Location
- Close to major national retail chains

Regulated by RICS



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## Location Map

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

## 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 prime town centre retail position close to Marks and Spencers food store and Somerfields. The Church Road 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.

## Accommodation

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

Ground floor shop:

Frontage to Fleet Road	5.28 ft.	1.61 m.
Maximum Internal width	10.73 ft.	3.27 m.
Shop depth (maximum)	35.50 ft.	10.82 m.
<b>Total ground floor</b>	<b>303 sq ft.</b>	<b>28 sq m.</b>

There is an external toilet/washroom facility and a small sink and kitchen area to the rear of the premises. Additional space could be made available at the rear if required.

## Use

We understand that the property benefits from A1 retail use.

Any intending lessee must satisfy themselves independently by making their own enquiries and contacting the relevant statutory authorities as to the suitability of the premises for their proposed use. The local authority is Hart District Council – telephone 01252 622122.

## Tenure

The property is available to let with vacant possession of the shop.

## Rent/Terms

Available to let on a new flexible full repairing and insuring lease for a term and rental to be agreed.

## Viewing

For further information, contact the joint letting agents:

David Shephard

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