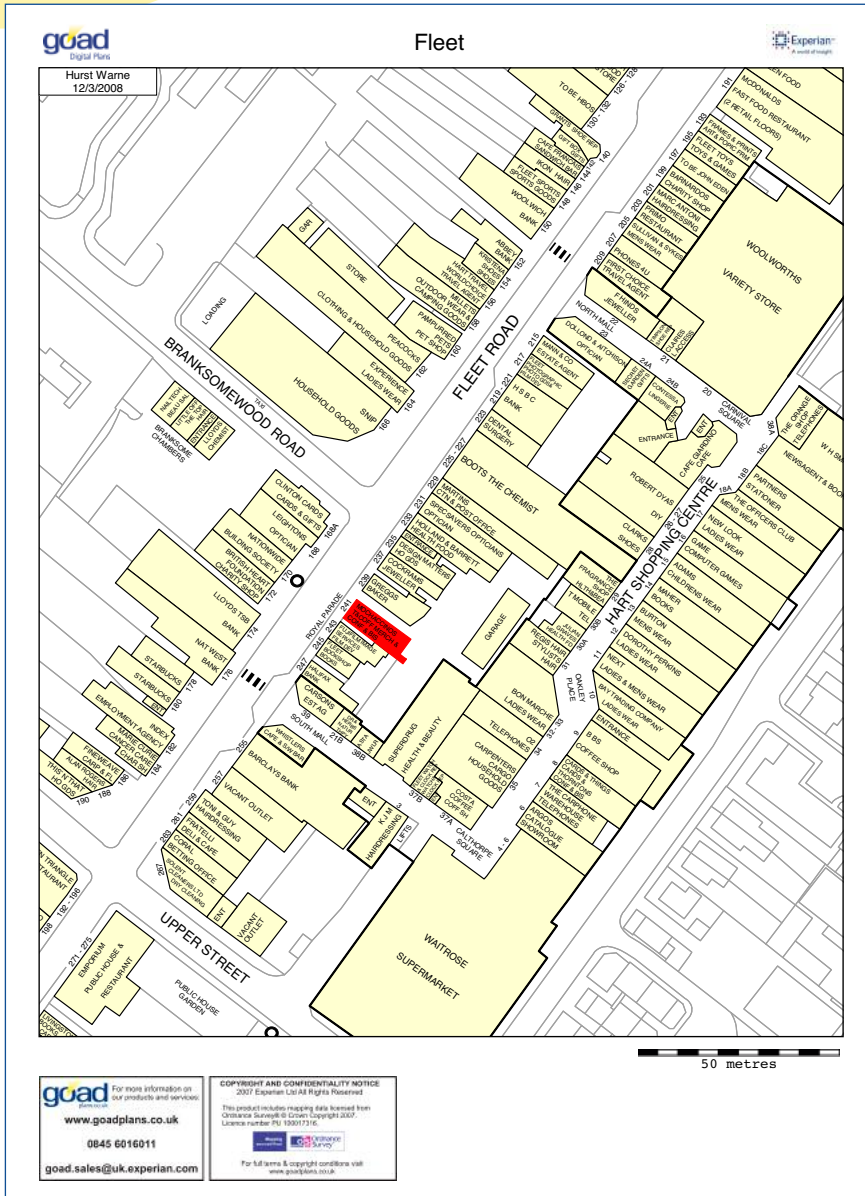


FLEET

Prime Town Centre Retail Unit

762 sq ft (70.8 sq m)

www.hurstwarne.co.uk



241 Fleet Road, Fleet, Hampshire GU51 3BN

TO LET

The premises are situated in a prime town centre location sharing excellent frontage to Fleet Road with multiples such as Boots, Greggs, Specsavers, Holland and Barrett, Clinton Cards and Lloyds.

Regulated by RICS



TELEPHONE 01252 816061

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

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EGi

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Hurst Warne
01252 816061
www.hurstwarne.co.uk

Location Map

To view a location map go to www.multimap.com and type in postcode GU51 3BN

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. 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, 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	14.37 ft	4.38 m
Maximum Internal width	15.75 ft	4.80 m
Shop depth (maximum)	50.62 ft	15.43 m
TOTAL ground floor:	762. sq ft	70.8 sq m

There is a separate toilet/washroom facility to the rear of the premises and staff car parking behind the premises. Residential accommodation on first and second floors.

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. Please note: The residential accommodation above is currently sublet on an assured shorthold tenancy.

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:

Steve Barrett
steve@hurstwarne.co.uk
Tel: 01252 816061

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

7925_HW_FLEET/GU51 3BN/07.09

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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

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

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