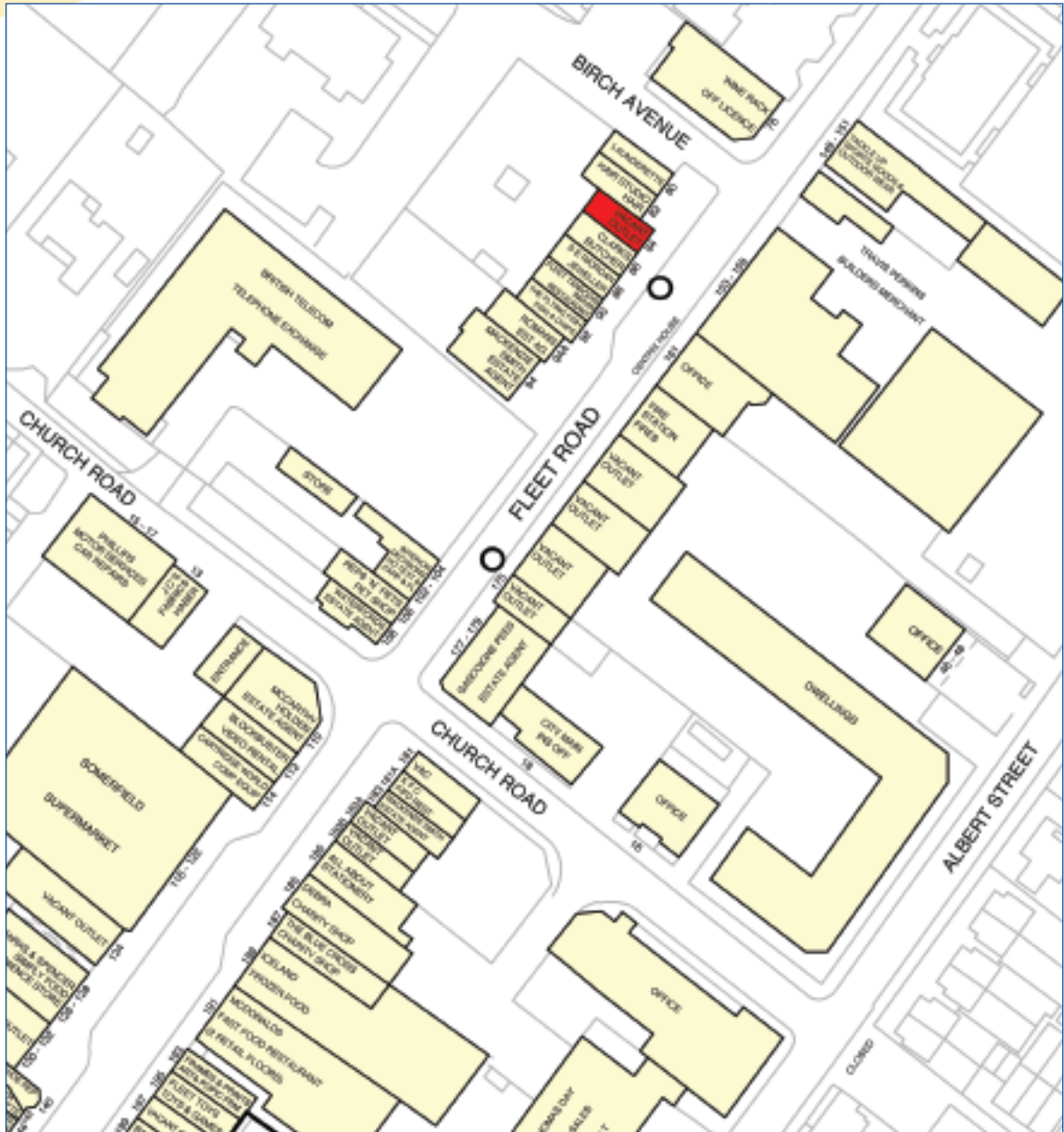


FLEET

Retail Shop - Edge of prime location

Approx 625 sq ft (53 sq m)

www.hurstwarne.co.uk



84 Fleet Road, Fleet, Hants GU51 4BG

To Let

Regulated by FICs



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Location map

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

Location

The property is located at the beginning of the main retail area on Fleet Road close to the Hart Shopping Centre.

Other traders in this area of Fleet Road include Fire Station, Bathstore, Hamptons Estate Agents, Bottoms Up, Tackle Up Sports Equipment and Travis Perkins.

Within a short walk are several restaurants and pubs as well Somerfield Supermarket, Marks & Spencer, and the major banks, Barclays, Lloyds TSB, National Westminster and HSBC.

In addition the major national retail chains in the Hart Shopping Centre, such as W H Smiths, Boots, Cargo, Next, Burtons, Argos, Waitrose, Woolworths and Dorothy Perkins attract many shoppers to the area.

Fleet is located close to Junction 4a of the M3 motorway being approximately 3 miles distant.

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	17.00 ft	5.20 m
Internal width	15.50 ft	4.75 m
Gross Return frontage	12.50ft	3.83 m
Shop depth (maximum)	42.00 ft	12.79 m
Total ground floor	625 sq ft	58 sq m

There is a separate toilet/kitchen facility at the rear.

A rear entrance door leads to a car parking space and a general area for customer car parking for the parade occupiers.

Use

The property benefits from A1 retail use. May suit other uses subject to planning permission.

Tenure

The property is available to let on a new lease terms to be agreed.

Rent

Upon application.

Rates/VAT

We believe that the current rateable value is £7,700. Any intending lessee must satisfy themselves independently by making their own enquiries and contacting the relevant statutory authorities as to the incidence of VAT, rates payable and transitional relief (if any) in respect of the property. The local authority is Hart District Council – telephone 01252 622122.

Viewing

By appointment through vendor's sole letting agent:

David Shephard
 Tel: 01252 816061
david@hurstwarne.co.uk