

# CHURCH CROOKHAM - FLEET

## Retail Unit

Approx 960 sq ft (89.2 sq m)



**24 Northfield Road,  
Church Crookham, Fleet, Hampshire GU52 6ED**

### TO LET

- Close to J4A of the M3.
- Access to M25.
- Local parade location.
- Staff car parking.
- Separate washroom & toilet.
- Kitchen facilities.

Regulated by RICS

www.hurstwarne.co.uk



## Location Map

To view a location map go to [www.multimap.com](http://www.multimap.com) and type in postcode GU52 6ED

## Location

The property is located in Church Crookham a mile to the south of Fleet and a short distance from the A323. Junction 4a of the M3 motorway is within 4 miles and provides access to the M25.

The property comprises an end of terrace ground floor retail unit situated in local neighbourhood parade. The parade includes a hairdressers and a Londis Supermarket.

## 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	17.24 ft	5.25 m
Maximum Internal width	18.27 ft	5.57m
Shop depth (maximum)	56.20 ft	17.13m
<b>Total ground floor</b>	<b>960 sq ft</b>	<b>89.2 sq m</b>

There is a separate toilet/washroom and kitchen facility to the rear of the premises and plenty of staff car parking behind the premises.

## Use

We understand that the property benefits from A2 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.

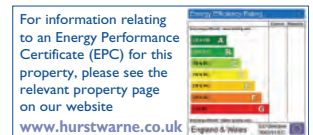
## Rent/Terms

The shop is available to let on a new flexible full repairing and insuring lease for a term and rental to be agreed.

## Viewing & further information:

Strictly by appointment through the sole letting agents:

Contact	or
Peter Richards	Steve Barrett
<a href="mailto:peter@hurstwarne.co.uk">peter@hurstwarne.co.uk</a>	<a href="mailto:steve@hurstwarne.co.uk">steve@hurstwarne.co.uk</a>
Tel: 01252 816061	Tel: 01252 816061



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

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