

# FLEET

## Character Town Centre Retail Premises To Be Extended and Refurbished

Approx. 1,270 sq ft (118 sq m)



148 Fleet Road, Fleet, Hampshire GU51 4BE

### SHOP TO LET

- Self contained retail unit.
- Ground and first floors.
- Currently under refurbishment.
- Prime town centre location.

Regulated by RICS

www.hurstwarne.co.uk



**RICS**

**TELEPHONE 01252 816061**

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

161 Fleet Road, Fleet, Hampshire GU51 3PD

F 01252 816062

E fleet@hurstwarne.co.uk

**Location Map**

To view the 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 approximately 3 miles distant.

The premises are situated in a prime town centre retail position close to M&S Foods and the new Sainsbury's Store. The Church Road car park is within 100 yards. In addition the entrance to Hart Shopping Centre is just a few yards away where a number of major retail chains such as WH Smith, Boots, Next, Dorothy Perkins, Burtons, Argos and Waitrose attracts shoppers to the area.



**Accommodation**

The unit consists of a self contained retail unit on ground and first floors. The accommodation is currently undergoing extensive refurbishment including a large ground floor rear extension.

**Floor Area**

It is proposed that the extended ground floor accommodation will extend to approximately 840 sq ft (78 sq m). First floor accommodation will extend to 430 sq ft (40 sq m).

**Use**

We understand that the property benefits from A1 retail use.

**Rent and Terms**

The property is available from a new lease from the landlord for a period to be determined. Further information contact the 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 & further Information**

Strictly by appointment through the sole letting agents:

Contact	or
Nick Atkinson	Steve Barrett
Hurst Warne	Hurst Warne
<a href="mailto:nick.a@hurstwarne.co.uk">nick.a@hurstwarne.co.uk</a>	<a href="mailto:steve@hurstwarne.co.uk">steve@hurstwarne.co.uk</a>
Tel: 01252 816061	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](http://www.hurstwarne.co.uk)

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	over 150

7652\_HW\_FLEET/GU51 4BE/05.09

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](http://www.commercialleasecode.co.uk)

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

323 Kingston Road, Leatherhead, Surrey KT22 7TU T 01372 360190 F 01372 360211 E <a href="mailto:leatherhead@hurstwarne.co.uk">leatherhead@hurstwarne.co.uk</a>	161 Fleet Road, Fleet, Hampshire GU51 3PD T 01252 816061 F 01252 816062 E <a href="mailto:fleet@hurstwarne.co.uk">fleet@hurstwarne.co.uk</a>	Abbey House, 25 Clarendon Road, Redhill, Surrey RH1 1QZ T 01737 852222 F 01737 852101 E <a href="mailto:redhill@hurstwarne.co.uk">redhill@hurstwarne.co.uk</a>
---	---	---

[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)