



Deals Winner 2009
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FLEET REFURBISHED PRIME TOWN CENTRE RETAIL UNIT

821 sq ft (76.3 sq m)

www.hurstwarne.co.uk



247 Fleet Road, Fleet, Hampshire GU51 3BN

TO LET

Regulated by RICS



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

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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:

Frontage to Fleet Road	22.7 ft	6.92 m
Maximum internal width	15.7 ft	4.78 m
Shop Depth (maximum)	57.5 ft	17.53 m
TOTAL ground floor	821 sq ft	76.3 sq m

The property has recently been refurbished. There are two toilets/washrooms to the rear of the premise and staff car parking behind the premises. There is separately accessed storage available on the first and second floors.

Use

We understand that the property benefits from A1 and A2 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 & further Information

Strictly by appointment through the sole letting agents:

Contact

Steve Barrett
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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

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

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

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