



295 Fleet Road, Fleet, GU51 3BT

Retail / Class E Unit located in prominent High Street location

Summary

Tenure	To Let
Available Size	1,400 sq ft / 130.06 sq m
Rent	£20,000 per annum
Rates Payable	£3,628.80 per annum Note: 100% Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£8,400
EPC Rating	C (59)

Key Points

- UNDER OFFER
- Close to public car parks
- Rear parking area / access
- Prominent position in Fleet High Street
- Large rear retail / ancillary area

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DESCRIPTION

Ground, first floor and rear retail areas totalling 1,400 sq ft in need of some internal updating, with rear car parking, and further external areas.

LOCATION

The premises are situated in an excellent prominent retail position with Fleet Road frontage, and is almost opposite the central town car park. This section of Fleet Road has a well established mix of private retailers.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Front retail area	525	48.77	Available
Unit - Ancillary retail / rear	620	57.60	Available
1st - First floor office / ancillary	255	23.69	Available
Total	1,400	130.06	

RENT

£20,000 per annum

TERMS

Available on new lease terms.

RATES

Rateable value - £8,400 pa

Rates payable - £3,628 pa

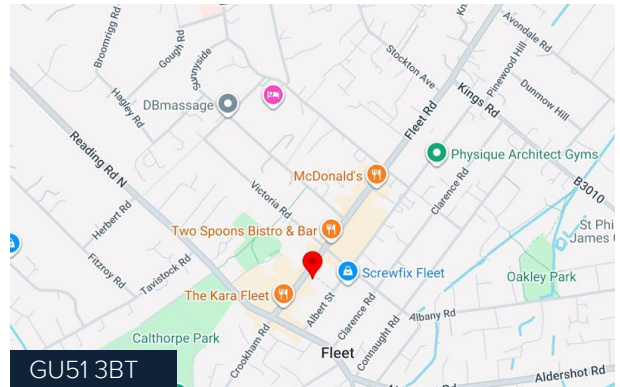
Note: Small Unit Business Rate Relief should be applicable, subject to status.

EPC

EPC - C/59

LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

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