RETAIL / CLASS E
TO LET

TRAYNOR RYAN



935 Sq Ft (86.86 Sq M)

FLEET / HAMPSHIRE

285, Fleet Road GU51 3BT

- Fleet Town Centre
- Suitable for a Variety of Uses
- Rear Vehicular Loading Access
- Staff Permit Parking
- Fleet Road Prominence with Seating Forecourt
- Bus Stop Adjacent
- Excellent Proximity to Public Car Parks

RICS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144 info@traynorryan.co.uk

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LOCATION

Fleet Town Centre. Adjacent to established retailers e.g. Subway, Co-op Funeral Care and Haart Estate Agents.

M3 Motorway: 3 miles

Fleet Mainline Train Station: 1 mile

DESCRIPTION

Mid terrace Class E unit prominently positioned on Fleet High Street. The property has rear loading capabilities and excellent public access situated immediately adjacent to a bus stop and very close to Gurka Square Car Park. Inside provides a deep open plan retail floor with ancillary space to the rear. We understand permits for 2 parking spaces to the rear are available.

FLOOR AREAS

The property has been measured in accordance with RICS Guidance Note – Code of Measuring Practice – 6th Edition and has total NIA area of 935 sq ft.

	Sq M	*Sq Ft*
Retail area	60.88	655
Rear storage	25.98	280

RENT

£22,000 per annum excl.

OUTGOINGS

All utilities are the responsibility of the tenant. The cost of buildings insurance, heating common items, water rates, cleaning, maintenance and refuse charges may be chargeable by way of service charge.

LEASE

A new FRI lease is available on terms to be agreed. ***4 months' rent free is available on a term of 10 years or more subject to tenant status**. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.





COSTS

All legal costs to be borne by the ingoing tenant.

BUSINESS RATES

Rateable Value £12,500.

Small businesses may apply for small business rate relief.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents. Contact:

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