

TO LET

**PROMINENT CORNER RETAIL UNIT
OPPOSITE WAITROSE SUPERMARKET**



RETAIL

goadsby

37A THE HART SHOPPING CENTRE
FLEET ROAD, FLEET, HAMPSHIRE GU51 3LA

SUMMARY >

- PROMINENT CORNER RETAIL PROPERTY LOCATED OPPOSITE WAITROSE SUPERMARKET
- FORMING PART OF ESTABLISHED SHOPPING CENTRE
- COMPRISING A MAINLY OPEN PLAN SALES AREA WITH BACK OF HOUSE/STORAGE FACILITIES AND A SINGLE WC
- OPPORTUNITY FOR EXTERNAL SEATING WITHIN THE SHOPPING CENTRE
- LEASE AVAILABLE FOR ASSIGNMENT – SUB-LEASE OR NEW LEASE TO BE CONSIDERED SUBJECT TO TERMS
- HELD ON THE RESIDUE OF A LEASE EXPIRING 31ST AUGUST 2030, WITH A TENANT ONLY OPTION TO BREAK ON THE 31ST AUGUST 2026

CURRENT RENT PASSING: £28,000 PER ANNUM EXCL.



Location

Fleet is an affluent town in north east Hampshire, situated close to the Surrey/Berkshire borders. It is approximately 3 miles south of Junction 4a of the M3.

The subject premises occupies a prominent corner position opposite the entrance to **WAITROSE SUPERMARKET**, forming part of The Hart Shopping Centre.

Nearby Occupiers



Description

This lock up retail premises benefits from excellent return frontage and comprises a main open plan sales area with additional back of house/storage facilities to the rear together with a single WC.

Accommodation

The accommodation with approximate areas is arranged as follows:

Net Internal Area approx. 1,219 sq ft /130 sq m





Terms

The premises are held on the residue of an effective full repairing and insuring lease which expires on 31st August 2030. The lease provides for a tenant only break option upon the 31st August 2026. The current rent passing is **£28,000 per annum, exclusive** of all other outgoings.

Rateable Value

£23,250

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

EPC Rating

B - 40

Service Charge

A service charge is payable in respect of the maintenance and upkeep of the shopping centre which the premises forms part of. This is currently budgeted at £14,393 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)