



TO LET

MI

UNIT 158

Fleet Road, Fleet
Hampshire
GU51 4BE

Occupiers Include

ESTD 1948
PetsCorner **COSTA**
LOUNGERS

156 - 162 FLEET ROAD

UNIT 158



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LOCATION

Fleet is a thriving town located in north-east Hampshire, approximately 38 miles south-west of London. The town benefits from excellent transport links with the M3 motorway (Junction 4a) just a short drive away and regular rail services to London Waterloo, with journey times of approximately 40–50 minutes.

DESCRIPTION

The subject property occupies a prime central location on Fleet Road opposite the entrance of the Hart Shopping Centre. Nearby occupiers include Loungers, Pet Corner, McDonald's, M&S Food, Sainsbury's, KFC, and Boots, alongside a variety of independent shops, restaurants, and popular coffee brands such as Costa, Gail's, and Starbucks. The subject property also has rear loading.

UNIT SIZE

Ground Floor: 2,085 sq.ft (183.7 sq.m).

RENT

POA.

BUSINESS RATES

Rateable Value: £31,000. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Fair and reasonable proportion.
Insurance: Fair and reasonable proportion.

ENERGY PERFORMANCE

EPC: C-57. Further information available upon request.

PLANNING

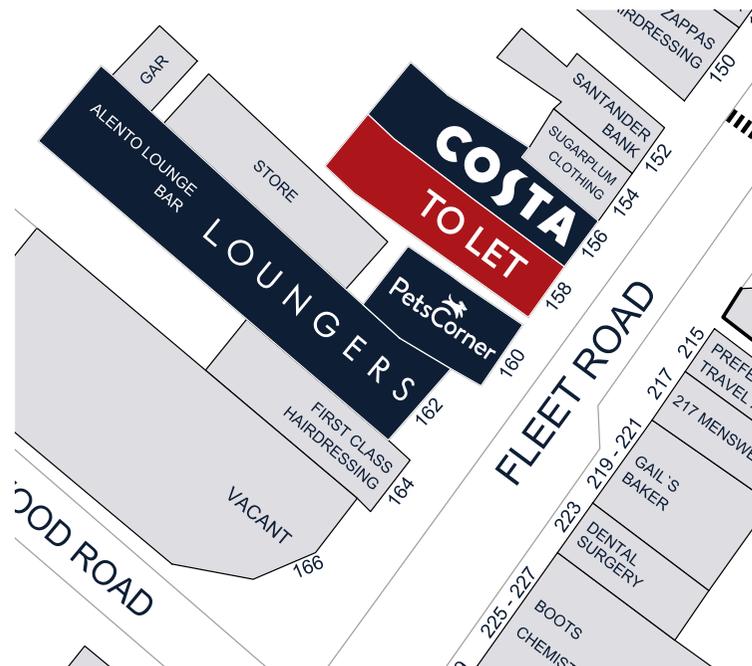
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



Viewing
Strictly via prior appointment
with the appointed agent



Nick Reeve

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