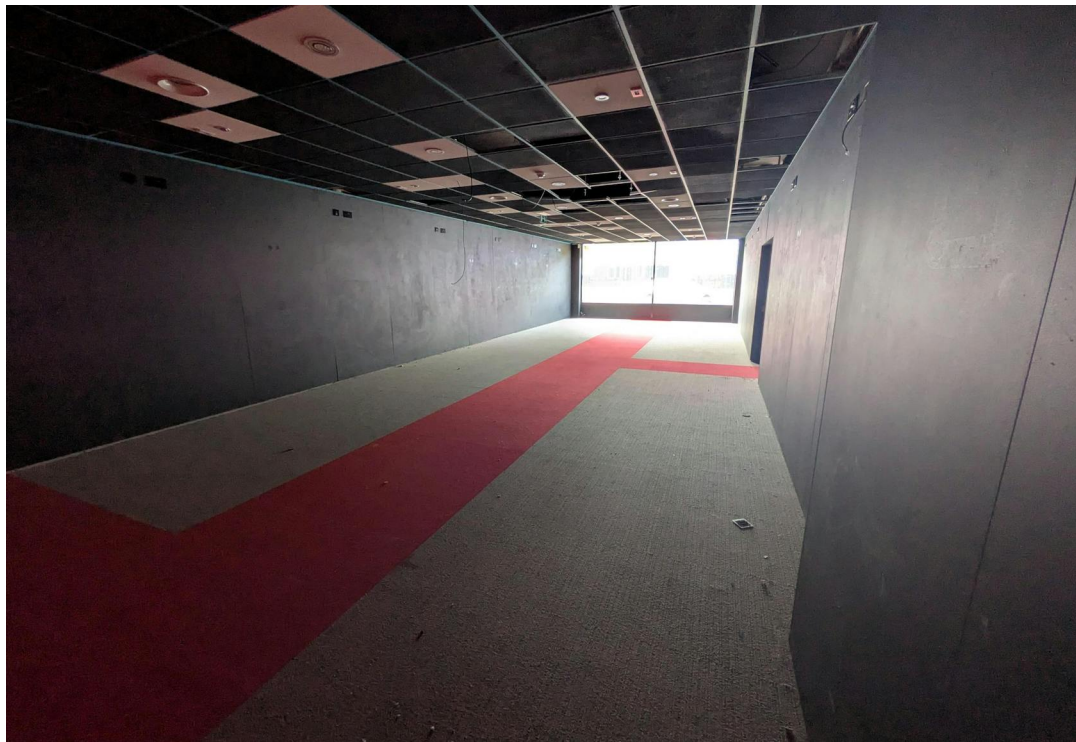




Modern High Street Retail Unit

- Prime position along Fleet Road
- Large window frontage
- Modern retail unit
- Flexible internal layout
- Up to two parking spaces available
- Close to Fleet Rail Station and the A3
- Scope to split into three units or as one large unit.





Location

The unit is situated just off the main retail offering in the town (being along Fleet Road itself), with close-by blue-chip tenants including Sainsbury's, McDonald's and KFC. Fleet town car park is a short walk away.

Fleet is situated in Hampshire, 35 miles Southwest of London. Fleet rail station offers direct services to London Waterloo. Fleet is located less than 3 miles from junction 4a of the M3.

Description

A modern-built unit with a large window frontage and ample signage out on to Fleet Road. Internally the premises are square in shape, with scope to separate into three separate units.

The unit has residential premises above which may restrict uses within as well as trading hours. Appropriate enquiries with the local authority would be advised.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - LHS	782	72.65	£17,250 /annum	Available
Ground - Middle	1,043	96.90	£20,500 /annum	Available
Ground - RHS	1,274	118.36	£21,500 /annum	Available
Total	3,099	287.91		

Terms

New Lease

Rent

£17,250 - £59,250 per annum

EPC

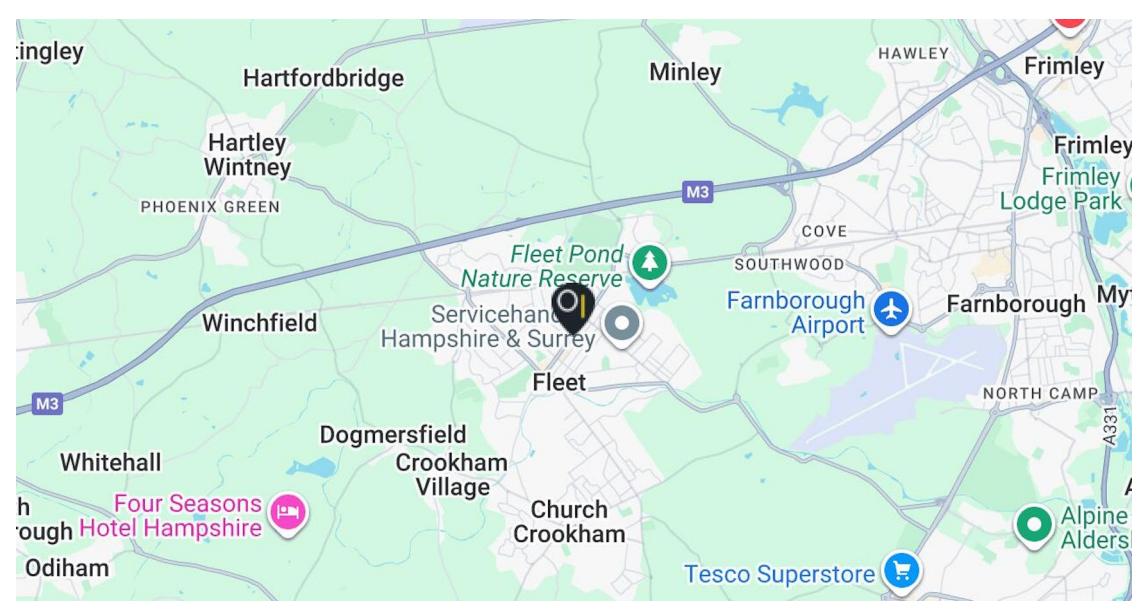
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Business Rates

Parties to investigate with the council or check the VOA.

Legal costs

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



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