



Owen
Isherwood
CHARTERED SURVEYORS

181a Fleet Road, Fleet, GU51 3BL
TO LET | 1,022.03 SQ FT (94.95 SQ M)

Sui Generis Takeaway with potential for Class "E" use.

- Prominent position with national/international tenants of varying uses nearby.
- Extraction ready fitted within the unit.
- Previous blue-chip tenant.
- Sui Generis Takeaway.
- Potential for Class "E" use.
- Main Fleet shopping area location.
- Nearby bars and pubs complimenting this unit.



Location

Prominently positioned on Fleet Road in the town centre, this site benefits from strong footfall and excellent local amenities, with nearby occupiers including Sainsbury's, Waitrose, Starbucks, Costa and numerous other established local retailers.

Fleet Station is just 0.5 miles away, with fast links to London Waterloo, and the M3 (J4A) offers easy road access to the wider region.

Description

Currently Sui Generis as a former takeaway with extraction/ducting fitted. This unit could be changed into Class E and will be let in shell condition once the tenant has vacated in February 2026.

Internally the unit is square in shape with a large cooking, preparation, refrigeration and rest area to the rear of the premises behind the counter along with rear fire access.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,022.03	94.95	Available
Total	1,022.03	94.95	

Terms

New Lease

Rent

£22,500 per annum

Rates & Charges

Rateable value: £13,000

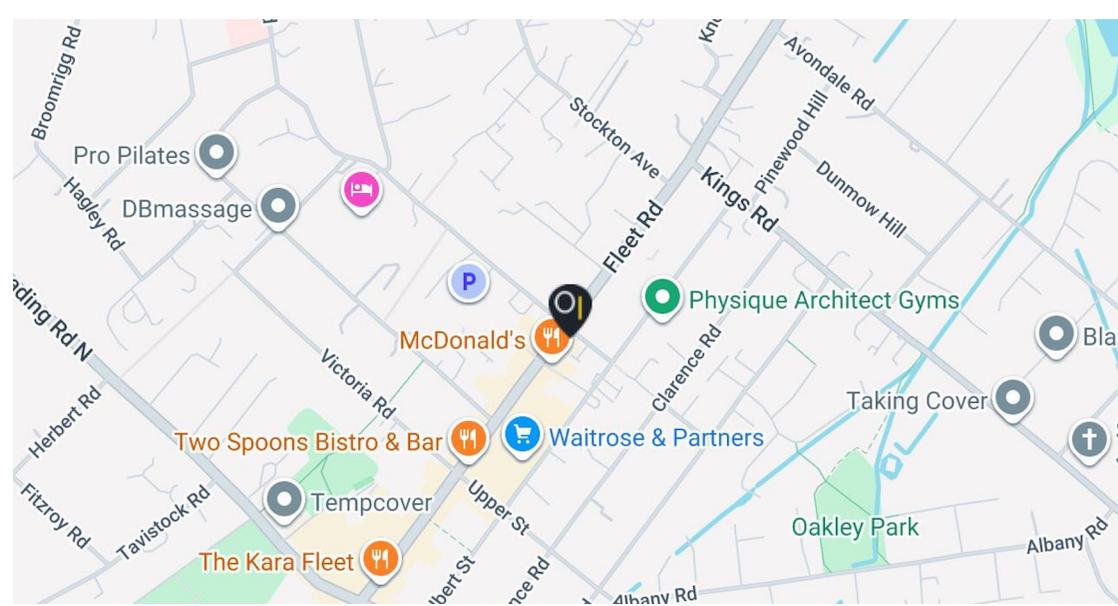
Rates payable: £4,966 per annum

EPC

C (64)

Legal costs

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



Contact

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