



102 Fleet Road

Fleet, GU51 4PA

Refurbished Ground Floor Retail Unit

345 sq ft

(32.05 sq m)

- Prominent shop front on Fleet High Street
- Kitchen and WC facilities
- Open plan layout suitable for a range of uses
- Located in the affluent town of Fleet

Summary

Available Size	345 sq ft
Rent	£13,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

This recently refurbished property comprises a prominent shop front positioned on Fleet Road offering great visibility to passing traffic.

Internally, the accommodation provides open plan accommodation with ancillary areas including a staff kitchen and WC facilities. The unit benefits from LED lighting and vinyl flooring throughout.

To the rear the property benefits from pedestrian access, providing convenient access for deliveries.

Location

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

The property is well positioned in the town centre, surrounded by a strong mix of national and independent retailers. Nearby occupiers include McDonald's, M&S Food, Sainsbury's, KFC, Boots, Costa, Gail's and Starbucks.

There are three public car parks within walking distance, the nearest located directly behind Sainsbury's, ensuring convenient access for customers and staff.

Terms

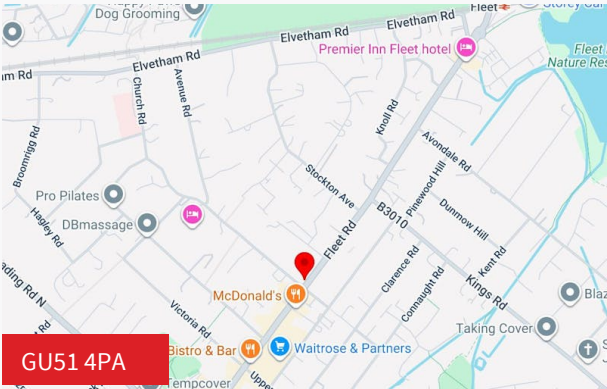
A new lease is available directly from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates, insurance and utilities.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.)
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