

Retail TO LET

**HOLLIS
HOCKLEY**



297 Fleet Road, Fleet, GU51 3BT

Retail / Class E Unit located in prominent High Street location

Summary

Tenure	To Let
Available Size	1,090 sq ft / 101.26 sq m
Rent	£20,000 per annum
Rates Payable	£3,667.20 per annum Note: 100% Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£9,600
EPC Rating	D (89)

Key Points

- Prominent position in Fleet High Street
- Rear parking area / access
- Close to public car parks

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DESCRIPTION

Ground, first floor and rear retail areas totalling 1,090 sq ft, with rear car parking / side access. The premises are in need of updating in areas.

LOCATION

The premises are situated in a prominent retail position with Fleet Road frontage, and is almost opposite the central town car park. This section of Fleet Road has a well established mix of private retailers.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Front retail area	370	34.37	Available
Unit - Ancillary retail / rear	158	14.68	Available
Unit - Ancillary rear	180	16.72	Available
1st - First floor office / store x 3 rooms	382	35.49	Available
Total	1,090	101.26	

RENT

£20,000 per annum

TERMS

Available on new lease terms.

RATES

Rateable value - £9,600 pa

Rates payable - £3,667 pa

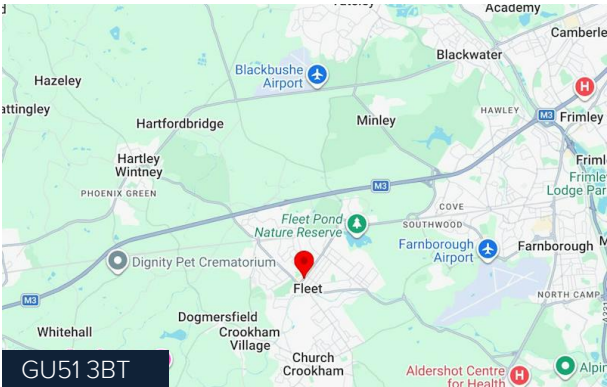
Note: Small Unit Business Rate Relief should be applicable, subject to status.

EPC

EPC - D/89

LEGAL FEES

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



Viewing & Further Information

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