



158 Fleet Road

Fleet, GU51 4BE

Exceptional retail property in the heart of Fleet

2,089 sq ft

(194.07 sq m)

- Prime High Street position
- High footfall and excellent visibility
- Strong surrounding occupiers including Costa Coffee, Pets Corner, McDonald's, M&S Food, Gails, Sainsbury's, KFC and Boots
- Highly adaptable accommodation
- Rear parking and loading
- 2 allocated parking spaces

Summary

Available Size	2,089 sq ft
Rent	£40,000 per annum
Business Rates	N/A
EPC Rating	C (57)

Description

158 Fleet Road offers an exceptional retail opportunity in the heart of this thriving town centre. Benefitting from high footfall and excellent visibility, the property provides outstanding branding potential and a strong presence within a well-established retail parade.

Extending to approximately 2,089 sq ft, the property provides a highly adaptable space suitable for a variety of retail, leisure, or service-led uses (subject to the necessary consents). Additional benefits include parking to the rear and a convenient rear double-door entrance, offering practical access for deliveries and staff.

Location

The property is situated in the heart of Fleet town centre occupying a prime High Street position. The property sits alongside established operators including Costa Coffee, GAIL's, Boots and Pets Corner, benefiting from the strong footfall and consistent customer draw generated by these neighbouring brands.

Fleet Railway Station is approximately 0.8 miles away, providing regular services to London and the South Coast. The closest of several public car parks is located to the rear of the property, ensuring convenient access for both customers and staff.

Terms

The accommodation is available on the basis of a new lease for a term to be agreed.

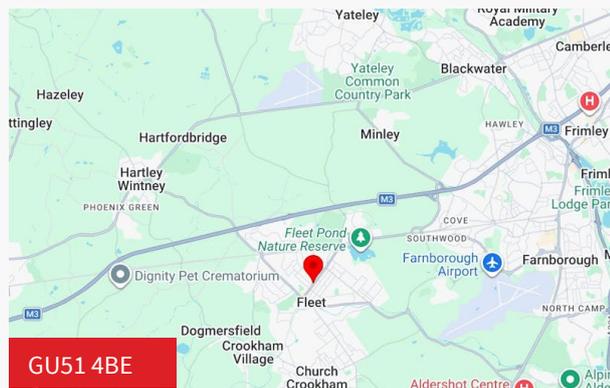
Anti Money Laundering

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

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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