



The premises occupy a prominent position close to Marks & Spencers Food & Sainsbury's in Fleet town centre.

**183 Fleet Road, Fleet, GU51 3BL**

High Street Location

Affluent Hampshire Town

Potential A3 Use Subject to Planning

1,004 sqft (93 sqm)

**Location**

The premises occupy a prominent corner position at the junction of the Fleet Road and Church Road. The premises are adjacent to Papa John's, KFC and Marks & Spencer. Other nearby occupiers include Sainsbury's, Iceland, Waitrose, Starbucks, Costa and McDonald's along with numerous other established local retailers.

**Description & Accommodation**

A lock up retail shop located finished to shell & core condition in central Fleet. The premises comprise the following approximate dimensions and net internal floor areas:-

Area	Sq ft	Sq m
Gross Frontage	16'3	4.95
Net Frontage	14'6	4.41
Internal Width	14'11	4.54
Shop Depth	71'	21.66
Ground Floor	1,004	93.28

**Terms**

Available by way of a new full repairing and insuring lease for a term to be agreed.

**Rent**

£29,500 per annum exclusive.

**Planning**

We are verbally advised that the premises has potential for a change of use to Class A3 subject to planning.

**Rates**

The property is to be reassessed following completion of the redevelopment works.

Interested parties are advised to confirm the rating liability with the Local Authority on 01252 622122.

**Energy Performance Certificate**

The company's EPC rating will be confirmed once the redevelopment works have completed.

**Legal Costs**

Each party to be responsible for their own legal costs.

**Viewing & Further Information**

For further information or if you would like to arrange a viewing please contact our agents:

**Mark Isherwood**

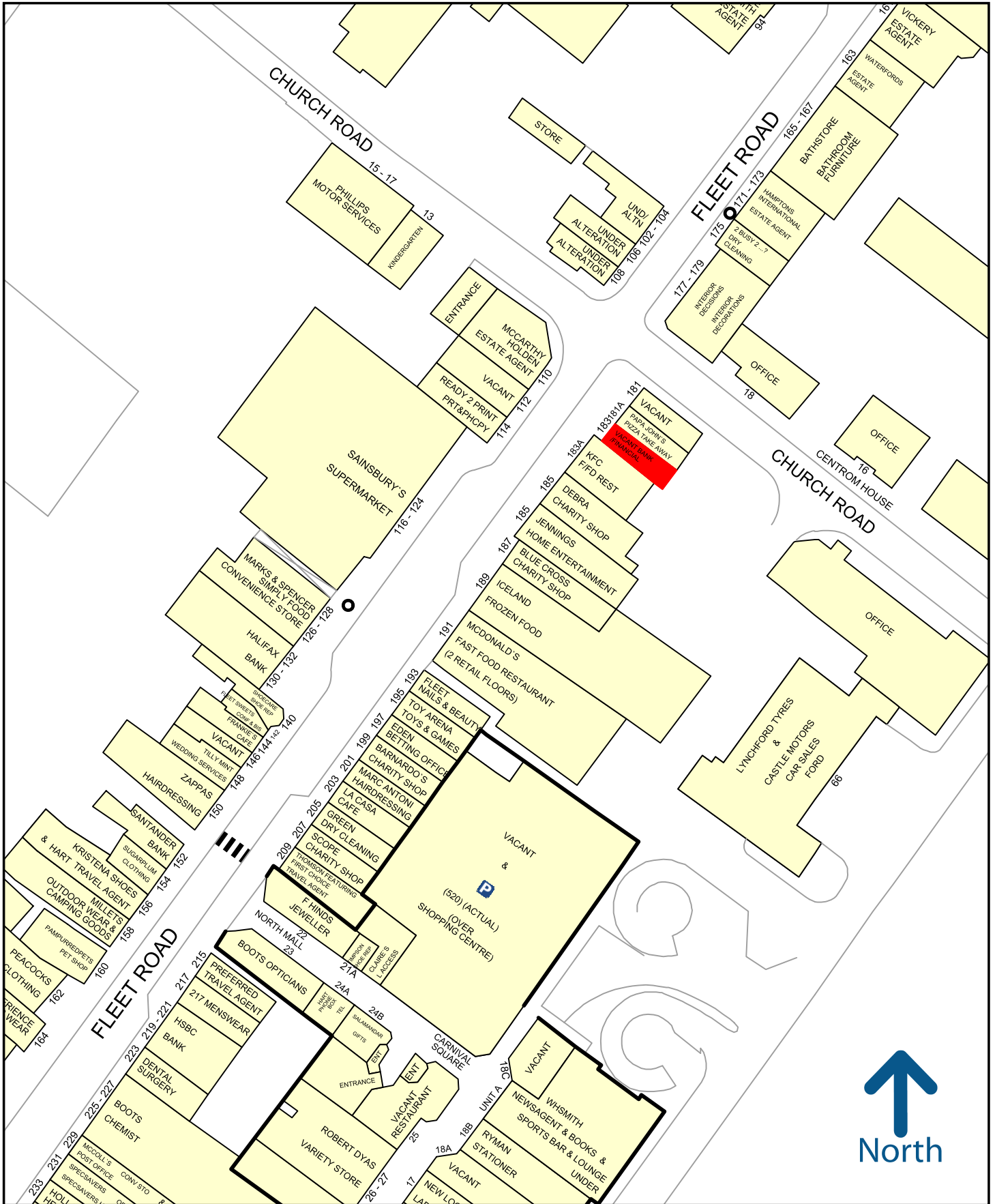
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50 metres

Experian Goad Plan Created: 23/06/2017  
Created By: Wadham Isherwood

