

152 FLEET ROAD, FLEET
HAMPSHIRE, GU51 4BJ

£20,000 PER ANNUM
RETAIL UNIT TO LET

- Class E retail unit, prominently located in the centre of Fleet Road.
- Ground floor commercial unit providing 517 square feet (48 square metres) NIA
- 2 Allocated parking spaces
- Suitable for a range of uses.
- Available with a new lease and no premium
- EPC Rating - D


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Location

Fleet is a vibrant town located in the northeast corner of Hampshire, 37 miles from London. The property is situated in prime position opposite one of the entrances of The Hart Shopping centre.

Fleet Road serves as the main retail throughfare, offering a diverse mix of independent boutiques and national retailers such as Gail's, Pizza Express, Boots, Costa Coffee and Sainsbury's.

Description

A well-presented retail unit extending to approximately 517 sq ft, prominently located in the heart of Fleet Road, Fleet. The property benefits from a good frontage onto the busy high street, providing excellent visibility and natural light to the retail area. The unit is offered in shell condition, allowing an incoming occupier the flexibility to fit out the space to suit their specific business requirements. The property benefits from 2 allocated parking spaces.

The accommodation provides an open-plan retail area with a regular layout, suitable for a variety of retail, showroom or service-based uses (subject to the necessary consents). Situated amongst a mix of established retailers, cafés and local businesses, the premises benefit from strong pedestrian footfall and a vibrant town centre trading environment.

Business Rates

All interested parties are advised to make their own enquiries with Hart district council business rates department.

Service Charge

TBC

Terms

The property is available with a new lease at £20,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

The building has not been elected for VAT.

Viewings

Viewings are strictly by appointment through Apex Real Estate.



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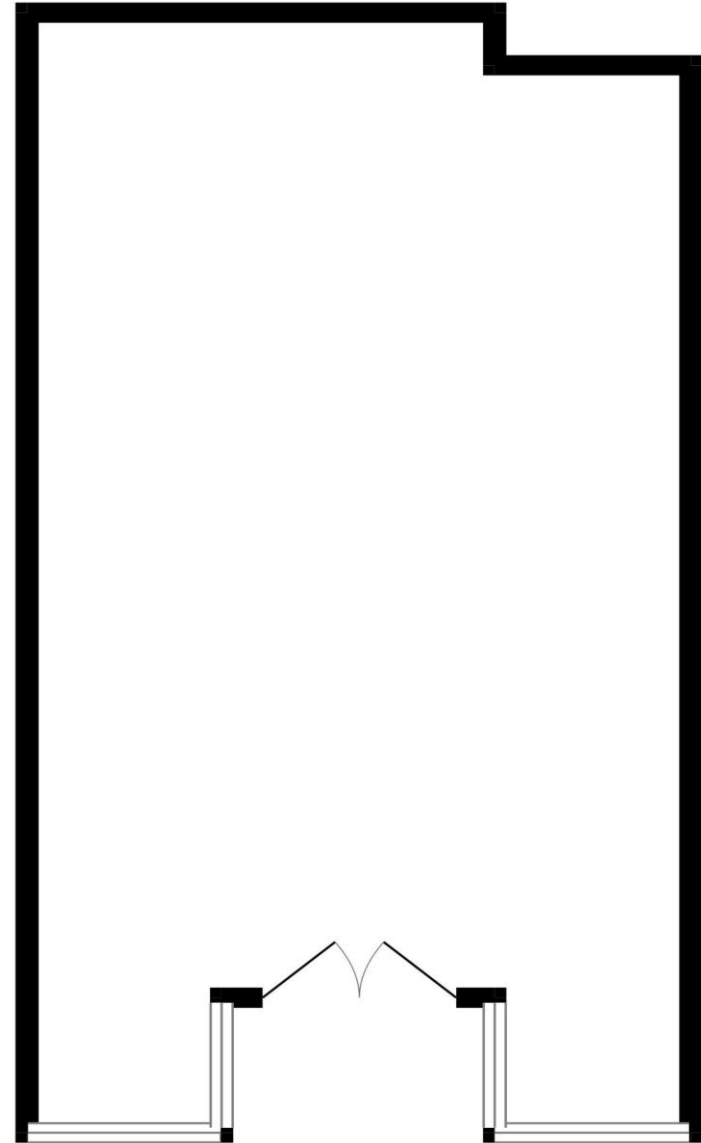
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GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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