



The premises occupy a prominent corner position.

**181 Fleet Road, Fleet, GU51 3BL**

High Street Location

Affluent Hampshire Town

Potential A3 Use Subject to Planning

1,107 sqft (102 sqm)

**Location**

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

**Description & Accommodation**

A lock up retail property located in busy central Fleet. The premises comprise the following approximate dimensions and net internal floor areas:-

Area	Sq ft	Sq m
Gross Frontage	16'6	5.03
Return Frontage	41'3	12.57
Internal Width	14'10	4.52
Shop Depth	76'7	23.34
Ground Floor	1,107	102.84

**Terms**

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

**Rent**

£32,500 per annum, exclusive.

**Planning**

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

**Business Rates**

The property is to be re-assessed 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**

EPC rating to be confirmed.

**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**

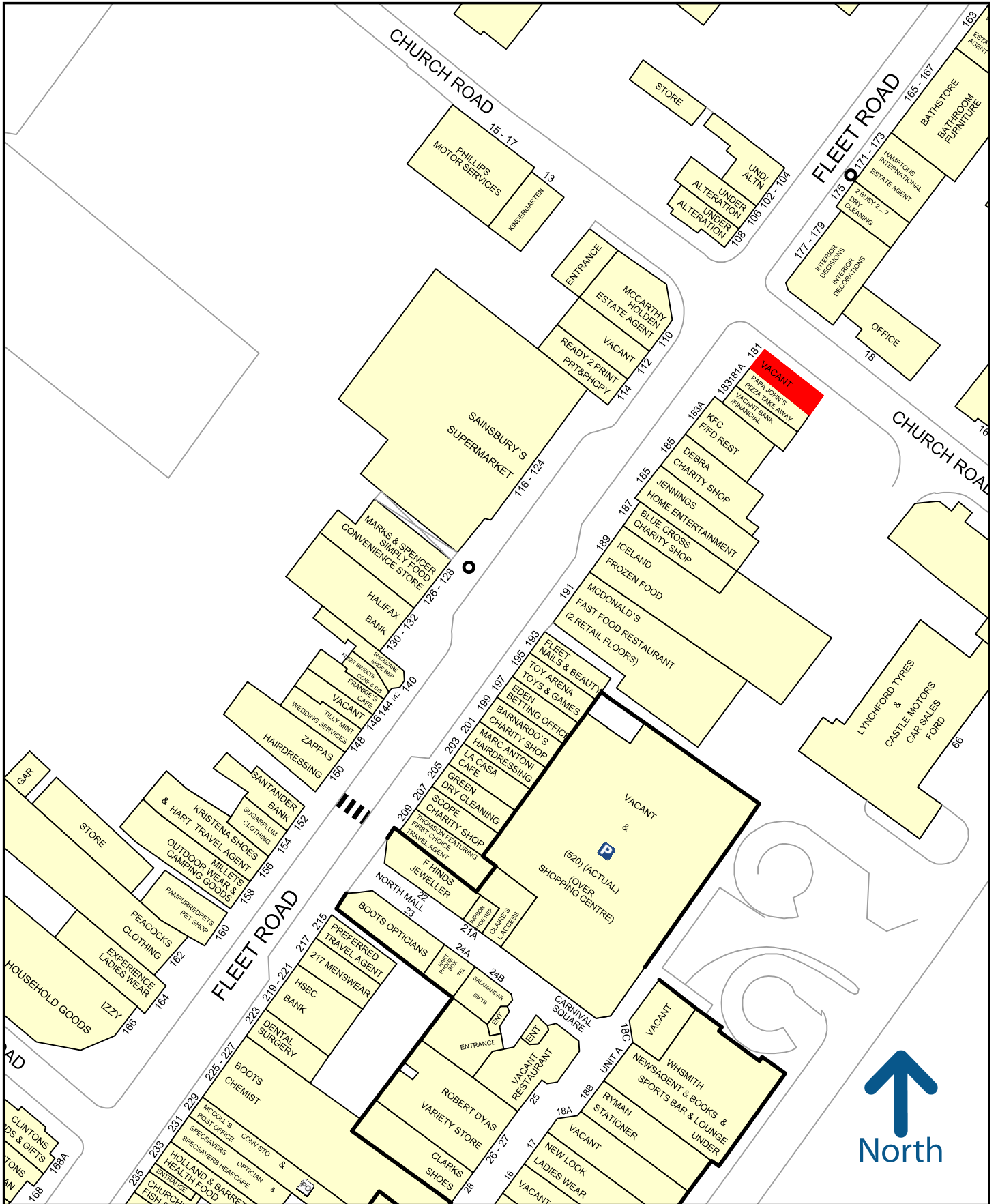
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