TO LET

SUBSTANTIAL RETAIL UNIT

4,726 - 8,833 sq.ft

(439 - 821 sq.m)

- Prime central location
- Opposite Hart Shopping Centre
- Nearby occupiers include Sainsburys and Marks & Spencers

162 Fleet Road, Fleet, Hampshire, GU51 4BE

CURCHOD&CO
01252 710822
curchodandco.com

LCP
020 7233 5255
www.lcpproperties.co.uk

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DESCRIPTION

The property comprises a substantial retail premises over ground and first floor with rear loading and parking. Historically the first floor has been used as retail space but more recently the former tenant Peacocks used this as storage and a training area.

The premises occupy a prominent position in the heart of the town centre on Fleet Road opposite one of the entrances to the Hart shopping centre. Other nearby occupiers include Sainsburys, Iceland, Waitrose, Starbucks, Costa, McDonalds and Marks & Spencers along with numerous other established local retailers.

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground - Retail	3,909	363
Ground - Storage	817	76
First Floor	4,107	382
TOTAL	8,833	821

LOCATION - GU51 4BE

Fleet is a town in the Hart district of Hampshire, England, located 36 miles (58 km) southwest of London and 10 miles (16 km) east of Basingstoke with easy access to major road and motorway networks.

RENT

£66,000 per annum.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agent:

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