

# E (Commercial / Business / Service), Retail

TO LET



CURCHOD&CO



163-167 Fleet Road

Fleet, GU51 3PD

## Modern High Street Retail Unit

914 to 3,108 sq ft

(84.91 to 288.74 sq m)

- Prime position along Fleet Road
- Excellent window frontage
- Located in an affluent town
- Close to Fleet Rail Station and the A3
- Public car parks nearby
- Suitable for a range of uses under Class E
- Potential to be split

[curchodandco.com](http://curchodandco.com) | 01252 710822

Chartered surveyors, land property & construction consultants

## Summary

Available Size	914 to 3,108 sq ft
Rent	£23,750 - £52,500 per annum
Business Rates	Parties to investigate with the Council or check the VOA
EPC Rating	B (39)

## Description

A modern-built unit with a large window frontage and ample signage out on to Fleet Road. The accommodation provides ground floor retail space, with a staff kitchen and a disabled WC to the rear. The premises benefits from LED spot lighting and is carpeted throughout. There is pedestrian access to the rear of the property. The unit can be let as a whole or split - further information can be provided upon request.

The unit has residential premises above which may restrict uses within as well as trading hours. Appropriate enquiries with the Local Authority would be advised.

## Location

Fleet is a thriving market town located in north-east Hampshire, approximately 38 miles south-west of London. The town benefits from excellent transport links with the M3 motorway (Junction 4a) just a short drive away and regular rail services to London Waterloo, with journey times of approximately 40-50 minutes.

The property is ideally positioned within the town centre, surrounded by a strong mix of national and independent retailers. Nearby occupiers include McDonald's, M&S Food, Sainsbury's, KFC, and Boots, alongside a variety of independent shops, restaurants, and popular coffee brands such as Costa, Gail's, and Starbucks.

## Terms

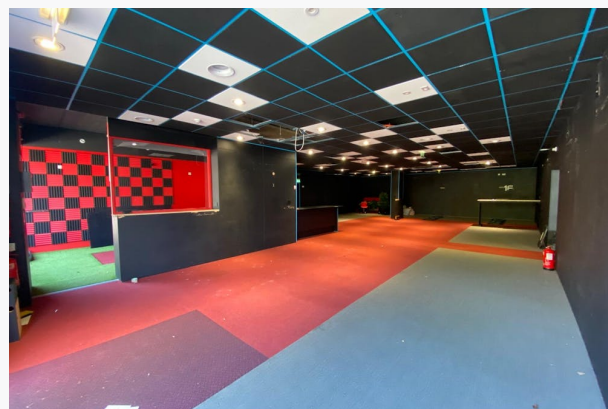
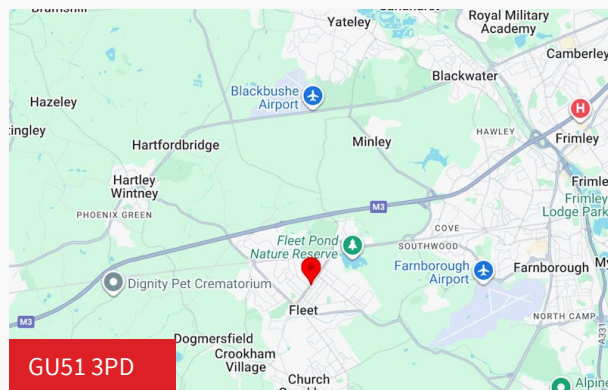
A new lease is available directly from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates, insurance and utilities.

## Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.

## Anti-Money Laundering

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



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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