



## 295 Fleet Road, Fleet, GU51 3BT

Retail / Class E Unit located in prominent High Street location

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,400 sq ft / 130.06 sq m
<b>Rent</b>	£20,000 per annum
<b>Rates Payable</b>	£3,628.80 per annum Note: 100% Small Unit Business Rate Relief should be applicable, subject to status
<b>Rateable Value</b>	£8,400
<b>EPC Rating</b>	C (59)

### Key Points

- Prominent position in Fleet High Street
- Close to public car parks
- Large rear retail / ancillary area
- Rear parking area / access

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## DESCRIPTION

Ground, first floor and rear retail areas totalling 1,400 sq ft in need of some internal updating, with rear car parking, and further external areas.

## LOCATION

The premises are situated in an excellent prominent retail position with Fleet Road frontage, and is almost opposite the central town car park. This section of Fleet Road has a well established mix of private retailers.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Front retail area	525	48.77	Available
Unit - Ancillary retail / rear	620	57.60	Available
1st - First floor office / ancillary	255	23.69	Available
<b>Total</b>	<b>1,400</b>	<b>130.06</b>	

## RENT

£20,000 per annum

## TERMS

Available on new lease terms.

## RATES

Rateable value - £8,400 pa

Rates payable - £3,628 pa

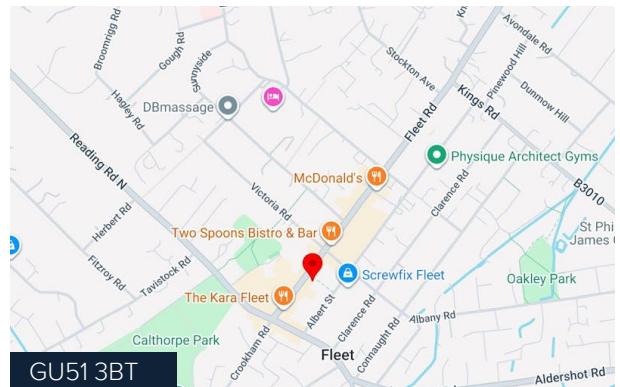
Note: Small Unit Business Rate Relief should be applicable, subject to status.

## EPC

EPC - C/59

## LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



## Viewing & Further Information

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