



Unit 4 Richmond Court

307 Fleet Road, Fleet, GU51 3BU

HIGH STREET RETAIL UNIT SUITABLE FOR USE CLASS E, RESTAURANT, MEDICAL, LEISURE

1,304 sq ft
(121.15 sq m)

- 2 car spaces to the rear
- Formerly operating as Bet Freds Bookmakers
- Suspended ceilings, LED lighting
- Rear service yard access
- New lease

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Summary

Available Size	1,304 sq ft
Rent	£29,500 per annum
Rates Payable	£8,732.50 per annum
Rateable Value	£17,500
EPC Rating	B (32)

Description

The property comprises a substantial retail premises which was formerly trading as Bet Fred Bookmakers. The general configuration comprises essentially open plan retail space, together with staff/customer welfare facilities to the rear. There is a rear service yard which provides easy access for deliveries, together with 2 allocated car parking spaces.

Location

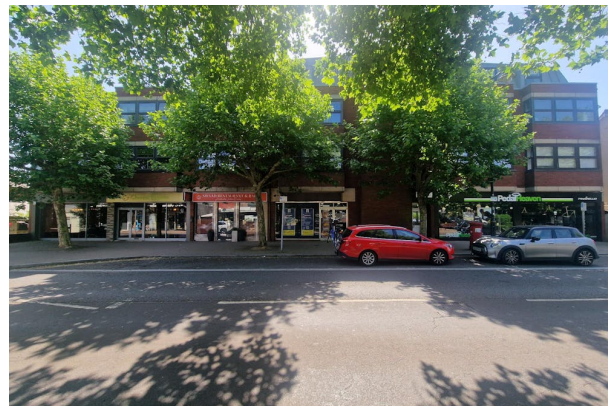
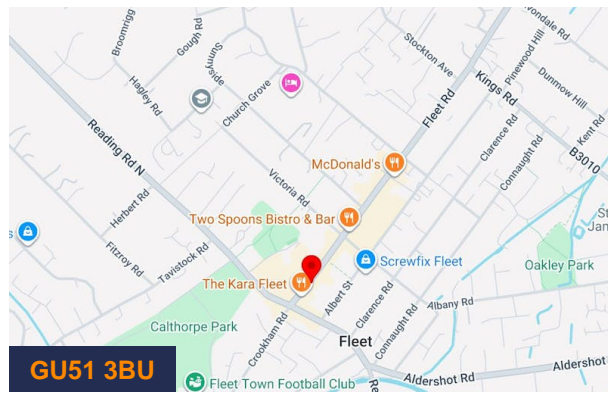
The property is situated on the south side of Fleet Road in between the junction with Reading Road North/South Crossroads, and Victoria Road/Upper Street. Victoria Road Car Park is approximately 100 yards away which provides for a large pay and display surface public car park. Fleet provides a comprehensive and broad range of both national and independent retailers/eating and drinking establishments, it also boasts a Waitrose and Sainsburys supermarkets and an M & S Simply Food. The Hart Shopping Centre is an undercover shopping mall within Fleet which has proved popular and draws footfall into the town. Nearby operators include Chennai Express, Swaad Indian Restaurant, Pedal Heaven Cycle Shop, Piccolo's Italian pizza takeaway, Propaganda Canteen, Holiday Inn Express, The Prince Arthur JD Weatherspoon to name but a few.

Terms

A new lease is available for a term by arrangement to be contracted outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (Part II) as amended.

Viewings

Strictly by appointment through the sole agent.



Viewing & Further Information



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