

Prime Shop Premises

New Lease – 735 ft²

164 Fleet Road, Fleet, GU51 4BE



Location:

Fleet is an affluent and expanding town in North East Hampshire, having excellent rail and road connections to London and the rest of the South East via the M3 (J4A) and trains into Waterloo via Woking. Farnborough Airport is 2 miles to the East with private all points of the world.

164 Fleet Road occupies a prominent trading position in the main shopping street, being opposite Boots and HSBC and

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adjacent to Izzy, Peacocks, Marks & Spencer Food Hall & Sainsbury's. The Hart Shopping Centre is opposite anchored by a Waitrose supermarket plus many well-known multiples.

Description: The property comprises a lock-up shop with w.c & staff room. To the rear of the property is a deep garden of about 105' leading to a public Pay & Display car park accessed from Branksomewood Road.

Accommodation: The property has the following approximate dimensions:-

| | |
|------------------------|---------------------------------|
| Internal Width | 20ft 3" |
| Shop Depth | 37ft 3" |
| Retail Area | 690 ft² |
| Kitchen | <u>45 ft²</u> |
| Total Shop Area | 735 ft² |

There is a long rear garden area with access to a public Pay & Display car park beyond.

Terms: A new lease is available of the ground floor shop at £30,000 pax for

15 years subject to 5 yearly upward only rent reviews on Fully Repairing and Insuring terms.

Rates: We understand from Hart D C the Rateable Value is £22,250.

Legal Costs: Each party will be responsible for their own legal costs.

Viewing:

Strictly by appointment with Sole Agents:-

Austin Phoenix
2 Clockhouse Road
Farnborough
GU14 7QY

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