Owen Isherwood
CHARTERED SURVEYORS

14 Reading Road South, Fleet, GU52 7QL

FOR SALE | 838.80 SQ FT (77.93 SQ M)

Location

The property is just off Fleet Road, near its junction with Reading Road South, close to occupiers like Herbies Pizza, Gurkha Inn, and David French Furnishings. Gurkha Square car park is 0.1 miles away, and Harts Shopping Centre is 0.3 miles away.

Fleet, in Hampshire, is 35 miles southwest of London with direct rail services to Waterloo and easy access to the M3 via Junction 4a (under 3 miles away).

Description

This well-presented ground floor property is fitted to a good standard, with a full-width retail area at the front that narrows toward the rear. To the left are two storage rooms and access to ancillary space, including male and female WCs and a kitchenette. A rear door leads to an external area with one parking space and bin storage, accessed via St James Road.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail Area	553.80	51.45	Available
Ground - Storage	145	13.47	Available
Ground - Rear WC's & Kitchenette	140	13.01	Available
Total	**838.80**	**77.93**	

Price

£185,000

Rates & Charges

Rateable value: £10,000
Rates payable: £4,990 per annum

EPC

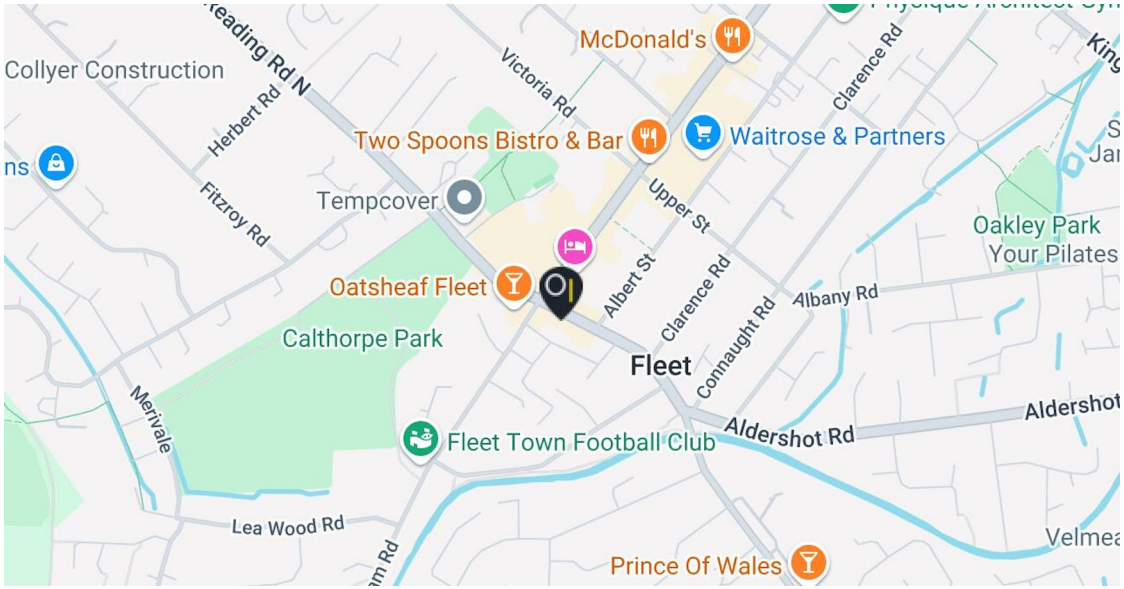
C (54)

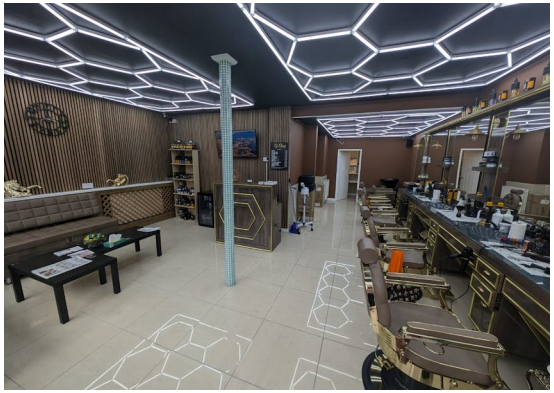
Tenure

The premises is currently occupied on a new lease agreed March 2024 for a term of 15 years at a current passing rent of £13,000 per annum. This lease includes a Landlord friendly break on the 5th year of the term.

Legal costs

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





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