


Owen Isherwood
CHARTERED SURVEYORS

163-167 Fleet Road, Fleet, GU51 3PD

**TO LET | 782 TO 3,099 SQ FT** (72.65 TO 287.91 SQ M)

## Modern High Street Retail Unit

- Prime position along Fleet Road
- Large window frontage
- Modern retail unit
- Flexible internal layout
- Up to two parking spaces available
- Close to Fleet Rail Station and the A3
- Scope to split into three units or as one large unit.



## Location

The unit is situated just off the main retail offering in the town (being along Fleet Road itself), with close-by blue-chip tenants including Sainsbury's, McDonald's and KFC. Fleet town car park is a short walk away.
Fleet is situated in Hampshire, 35 miles Southwest of London. Fleet rail station offers direct services to London Waterloo. Fleet is located less than 3 miles from junction 4a of the M3.

## Description

A modern-built unit with a large window frontage and ample signage out on to Fleet Road. Internally the premises are square in shape, with scope to separate into three separate units.
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.

## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - LHS | 782 | 72.65 | Available |
| Ground - Middle | 1,043 | 96.90 | Available |
| Ground - RHS | 1,274 | 118.36 | Available |
| **Total** | **3,099** | **287.91** | |

## Rent

The units are available on new lease terms as individual, combined, or whole site options at the following quoting rents:

- Right Unit: £22,000 pa
- Left & Middle Units (Combined): £30,000 pa
- Whole Property: £45,000 pa

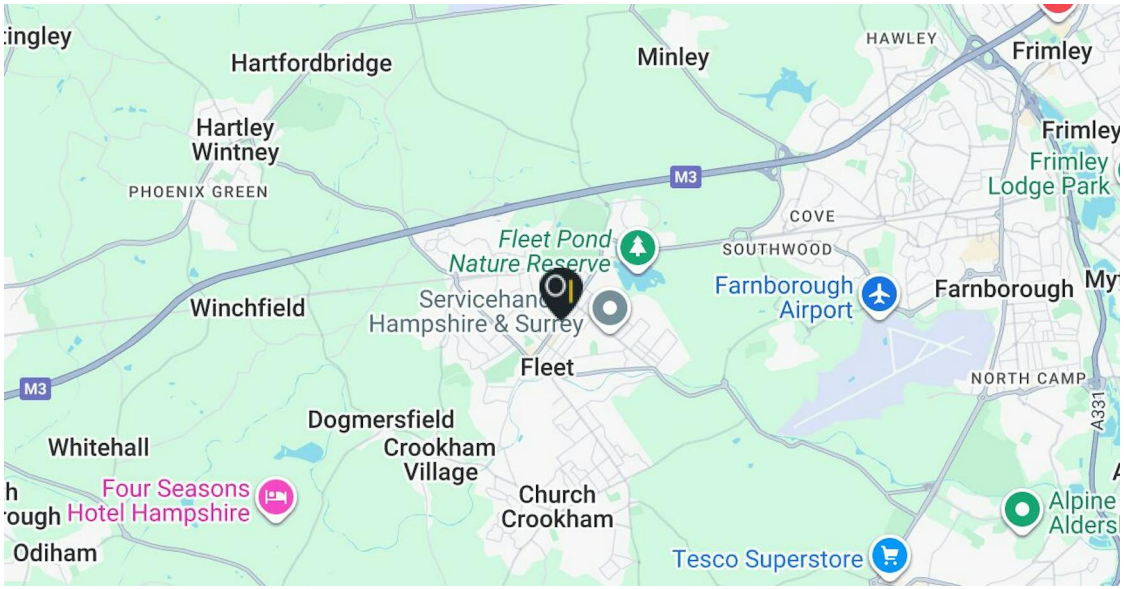
No other combination would be suitable.

## EPC

B (39)

## Legal costs

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





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