ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

LARGE HIGH STREET SHOP

Would Suit Other Class E Users, Retail, Office, Healthcare, Leisure



246 FLEET ROAD
FLEET
GU51 4BX

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The property is situated on the north side of Fleet Road close to its junction with Reading Road North/South cross roads within the central shopping area, where there is a comprehensive range of shops, social and leisure facilities, including national multiplies, independent boutiques, along with Sainsbury's and Waitrose supermarkets.

There is easy access to the M3 at junction 4A providing connections with the national motorway network. The mainline station offers a fast and regular service to London on the Basingstoke to Waterloo line.

DESCRIPTION: The premises comprises Ground Floor Retail, Showroom premises with ancillary offices falling within Class E use and so may also be suitable for some Clinic and Leisure users etc. The net internal floor area extends to

Gross Frontage	13.07M	(43ft)
Net Frontage	12.49M	(41ft)
Shop Depth	22.64M	(74ft 4)

GROUND FLOOR AREA **323.90 SQ M** **(3,486 SQ FT)**

AMENITIES:

* Double Fronted
* High Ceilings 3.29M
* Kitchenette
* Male and Female WC Facilities
* Rear Loading and Access

TERMS: Available by way of a new Full Repairing and Insuring Lease for a term to be agreed

RENT: £45,000 per annum exclusive.
The Premises are elected for VAT and accordingly this will be applied to the Rent.

RATES: Rateable Value £34,250 payable at 38.2p in the £ (2026/2027)

EPC: C 59

VIEWING: By appointment through **Park Steele 01252 717979**.

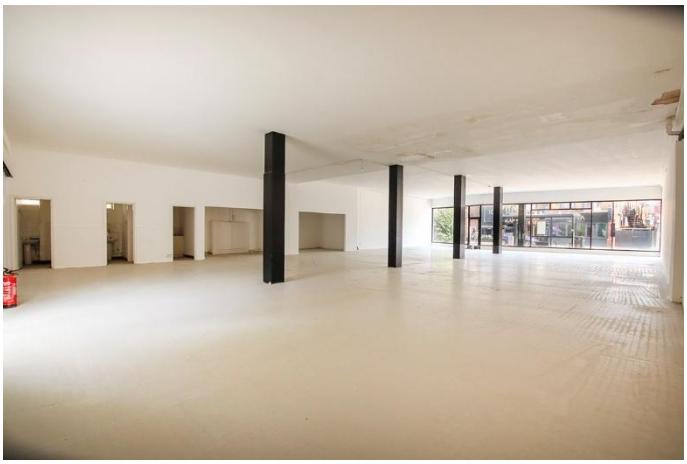
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.



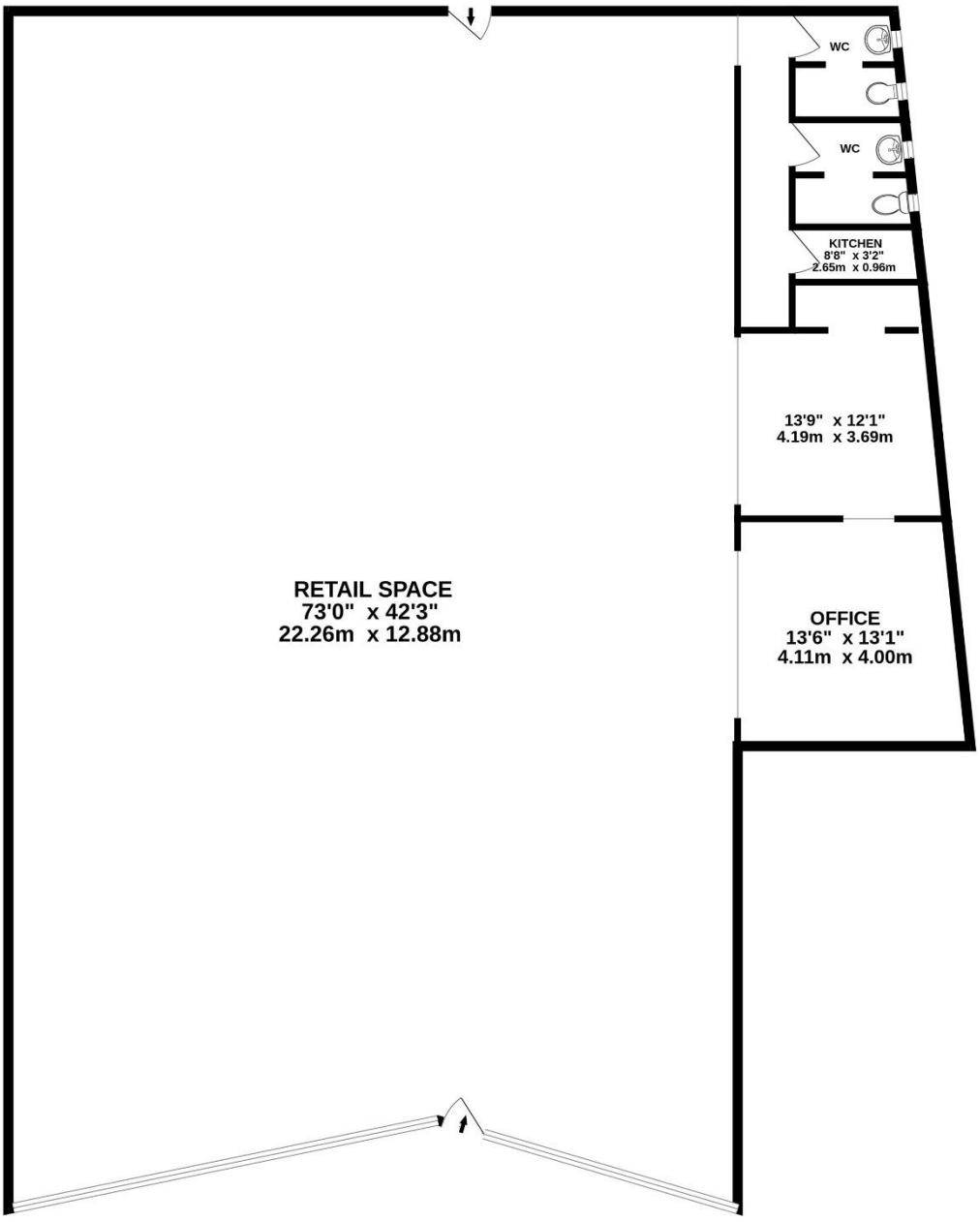












GROUND FLOOR
3486 sq.ft. (323.9 sq.m.) approx.

TOTAL FLOOR AREA : 3486 sq.ft. (323.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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