
HART
SHOPPING
FLEET · GU51 3LA
Waitrose
Superdrug
Robert Dyas
TG Jones
Boots
TIMPSON
Great Service by Great People
Est. 1903
Clarks
NEW LOOK
ANYTIME FITNESS



Location

Located in central Fleet, the Hart Shopping Centre is the town's main retail hub, featuring national retailers, cafés and convenient parking. Fleet is an affluent and highly desirable South East commuter town, benefiting from excellent transport links, including Junction 4A of the M3 and regular South Western Railway services from Fleet Station to London Waterloo in around 40–45 minutes, alongside direct routes to Basingstoke, Winchester and Portsmouth.



The Catchment: High Wealth & Resilience

Primary Catchment: Approximately 40,000+ residents within the immediate Fleet/Church Crookham area.

Secondary Catchment: An additional 60,000+ residents from affluent surrounding areas such as Hartley Wintney, Odiham, Hook, and Crondall.

Affluence: Ranked in the top 1% of UK districts for quality of life and disposable income.

Income: Median household income is significantly higher than the South East and UK averages.

Social Grade: 84.3% economic activity rate with a dominant ABC1 demographic (Professional/ Managerial).

Stability: Low unemployment rate (1.7% as of May 2025) and a high percentage of homeownership.

Location: Fleet is 2 miles from the M3 (Junction 4a), making it easily accessible for regional shoppers.

The Location: Fleet's Retail Anchor

Strategic Hub
The only covered shopping centre in Fleet, serving as the primary pedestrian link between the main car parks and the High Street.

Anchor Power
Anchored by **Waitrose** well as leading national retailers including **Superdrug**, **Robert Dyas**, **TG Jones**, **Boots**, **Timpson**, **Clarks** and **New Look** ensuring high-frequency footfall.

Health & Wellbeing
Home to **Anytime Fitness**, **DFA Studios**, **Beauty Case London** & **Marc Antoni**.

The "Hybrid" Boost
Significant increase in mid-week footfall due to the high density of professional "work-from-home" commuters.

Parking
Directly adjacent to a 500+ space car park, the town's main parking facility.



The Opportunity

Experiential Demand
High local appetite for wellness, boutique fitness, and “theatre” retail.

Rise of independent
Strong demand from independent occupiers with an excellent mix of occupiers in the town.

F&B Growth
Underserved in premium “grab-and-go” and artisan evening dining.

Retail Resilience
Shopping centres and food stores outperformed all other property classes in 2025 with a 10.2% total return.










ANYTIME FITNESS
Furniture
Bed N Furniture
SALE
ALL ENQUIRIES


BRONZED TANNING


EE
BT


TGJones
Ryman


Waitrose


CENTRAL QUARTER


Waitrose
Superdrug
cardfactory
HART SHOPPING CENTRE
Clarks
Robert Dyas
NEW LOOK
Ryman
TGJones
TheWorks.co.uk
F.HINDS
Boots Opticians
SHARP PHOTO
BEDS N FURNITURE
(520) (ACTUAL)
(OVER)
CARNIVAL SQUARE
VACANT LEISURE
JUST 4 KIDS
CALEB'S CAFE
EXPERIENCE CLOTHING
HART FOOD BANK
MIRRORED GIFTS
OAKLEY PLACE
CALTHORPE SQUARE
UNIT A
UNIT B
GARAGE
LIFTS
ENTRANCE
VACANT
BEAUTY BASE
FILTHBEE
SALAMANDAR GIFTS
THE HART BOOKSHOP
TEL
KJM SALONS HAIRDRESSING
HART BARBERS
JUST LOVE TOO
SOUTH MALL
WATERFORDS ESTATE AGENT
SUITS
JWLR
EST AG
HART TRAV AG
ANGEL NAILS BEAU SAL
HAIR BY HEIDI
ROYAL PARADE
GREGGS
COOKSMIS JEWELLER
CHURCHILL'S FISH & CHIPS
Hollandᵃ&ᵇBarrett
Specsavers
CONVENIENCE STORE
POST OFFICE
Boots
DENTAL SURGERY
GAIL'S
217 MENSWEAR
PREFERRED TRAVEL AGENT
FLEET ROAD
BRANKSOMEWOOD ROAD
BRANKSOME CHAMBERS
DWG
ENTRANCE
LOADING
VACANT
FIRST CLASS HAIRDRESSING
ALENTO LOUNGE BAR
PETS CORNER PET SHOP
MILLETS OUTDOOR WEAR & CAMPING GOODS
STORE
GAR
COSTA
SUGARPLUM CLOTHING
Santander
ZAPPAS HAIRDRESSING
BRIDAL WEAR
TEL
FRANKI'S CAFE
SHOE REP
COFFEE NO. 1
COFFEE SHOP
M&S FOOD
Sainsbury's
SCOPE CHARITY SHOP
GREEN DRY CLEANING
TRATTORIA LA CASA CAFE
MARC ANTONI HAIRDRESSING
KURDISH HAIRDRESSING
BENNINGSBET BETTING OFFICE
TOY ARENA TOYS & GAMES
FLEET NAILS & BEAUTY
McDonald's
FLEET ESSENTIALS HOUSEHOLD GOODS
THE BLUE CROSS CHARITY SHOP
JENNINGS HOME ENTERTAINMENT
DEBRA CHARITY SHOP
LLOYDS BANK
VAC BANK/FIN
BRITISH HEART FOUNDATION CHARITY SHOP
nationwide
LEIGHTONS OPTICIAN & LEIGHTONS HEAR AIDS
Clintons
FLEET SCOOP GROCER
CAFE AMICI
DRY CLEANING & FILM DEV
CORAL BETTING OFFICE
TWO SPOONS CAFE
ROMANS ESTATE AGENT
BRONZED TANNING
OFFICE
PUBLIC HOUSE GREENE KING
PUBLIC HOUSE GARDEN
(40) (ESTIMATED)
UPPER STREET

Contact

For further information contact the sole letting agents

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