



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

PROMINENT CLASS E PREMISES
WOULD SUIT CONVENIENCE STORE
Also Other Class E Users Including
General Retail/Restaurant, Office,
Healthcare, Leisure etc



100 ALDERSHOT ROAD
CHURCH CROOKHAM
FLEET
GU52 8JX

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.

LOCATION: Church Crookham is a high density residential area to the south of Fleet town centre. The premises are located on the south side of the busy Aldershot Road in a highly visible location.

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

DESCRIPTION: The premises comprises Ground Floor premises with ancillary offices and storage, 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

Retail	236.83 SQ M	(2,549 SQ FT)
Ancillary	97.63 <u>SQ M</u>	<u>(1,052 SQ FT)</u>
GROUND FLOOR AREA	334.46 SQ M	(3,601 SQ FT)

AMENITIES:

- * Extensive Frontage
- * Small Secure Yard
- * Flexible Ancillary Space
- * On Site Parking
- * New Lease

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

RENT: £70,000 per annum exclusive.

The Premises are elected for VAT and accordingly this will be applied to the Rent.

RATES: Rateable Value £82,500 payable at 43p in the £ (2026/2027)

EPC: B 43

VIEWING: By appointment through

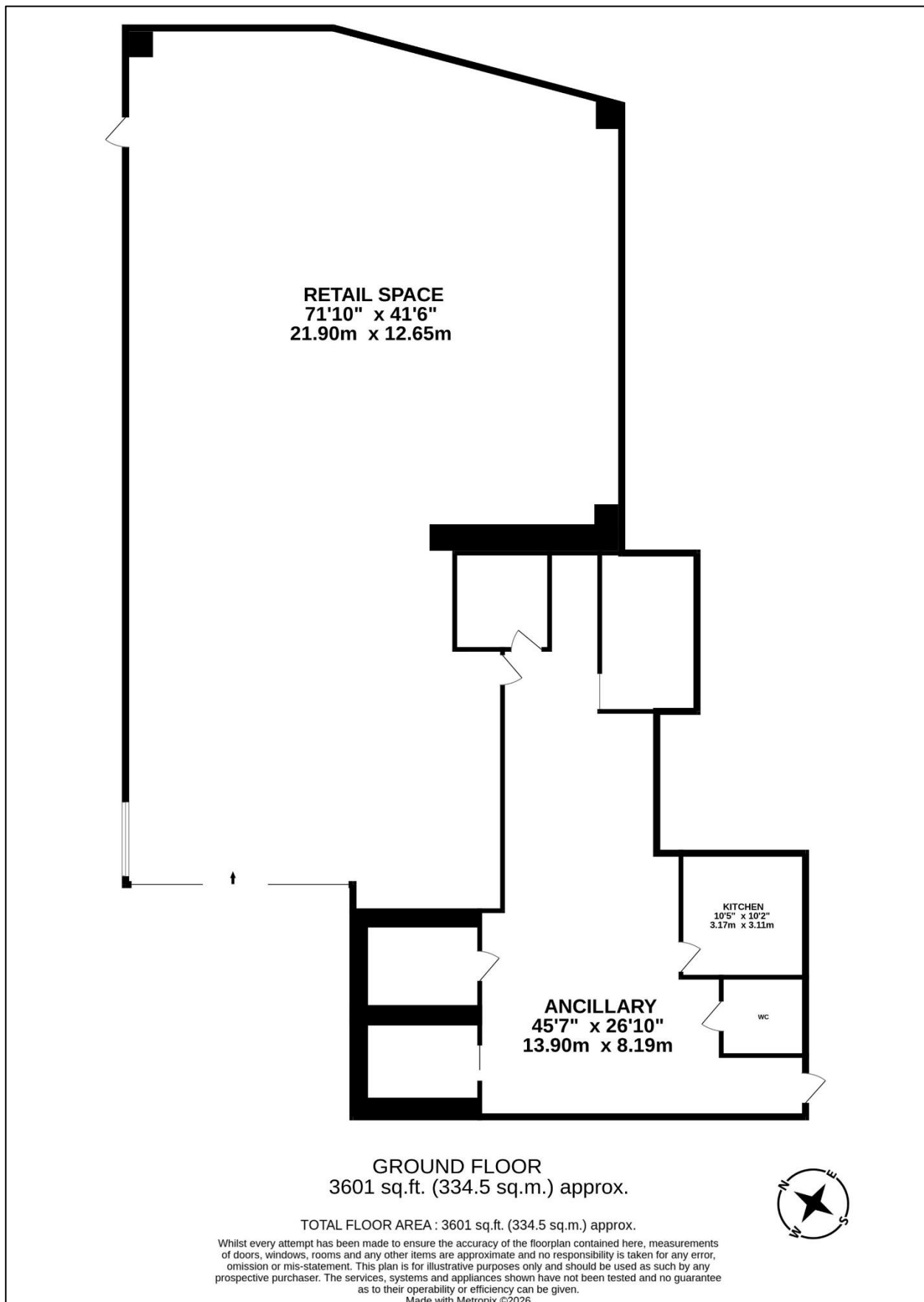
Park Steele
01252 717979.

Hollis Hockley
01252 545848

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.





WWW.PARKSTEELE.COM