E (Commercial / Business / Service), Retail

TO LET

CURCHOD&CO



163-167 Fleet Road

Fleet, GU51 3PD

Modern High Street Retail Unit

1,274 to 3,099 sq ft

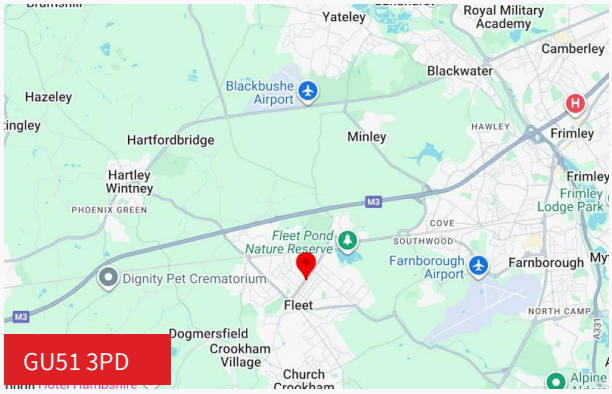
(118.36 to 287.91 sq m)

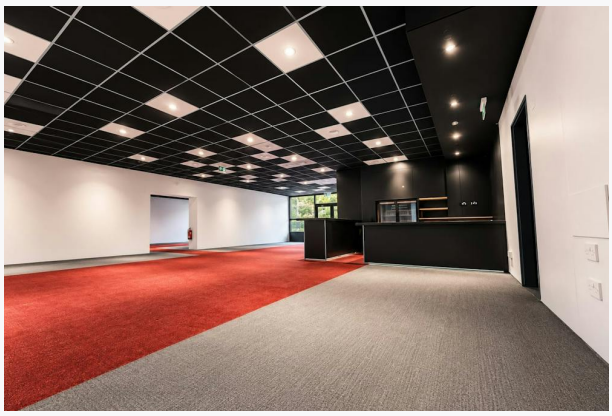
- Prime position along Fleet Road
- Excellent window frontage
- Located in an affluent town
- Close to Fleet Rail Station and the A3
- Public car parks in close proximity
- Suitable for a range of uses under Class E
- Potential to be split

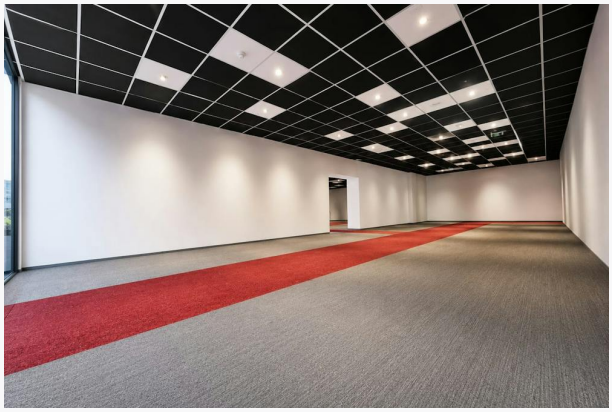
163-167 Fleet Road, Fleet, GU51 3PD

Summary

Available Size	1,274 to 3,099 sq ft
Rent	£22,000 - £45,000 per annum
Rates Payable	£15,853 per annum Based on the Business Rates assessment for 2026 for the whole
Rateable Value	£41,500
Service Charge	N/A
EPC Rating	B (39)







Description

A modern-built unit with a large window frontage and ample signage out on to Fleet Road. The accommodation provides ground floor retail space, with a staff kitchen and a disabled WC to the rear. The premises benefits from LED spot lighting and is carpeted throughout. There is pedestrian access to the rear of the property. The unit can be let as a whole or split - further information can be provided upon request.

Location

Fleet is a thriving market town located in north-east Hampshire, approximately 38 miles south-west of London. The town benefits from excellent transport links with the M3 motorway (Junction 4a) just a short drive away and regular rail services to London Waterloo, with journey times of approximately 40–50 minutes.

The property is ideally positioned within the town centre, surrounded by a strong mix of national and independent retailers. Nearby occupiers include McDonald's, M&S Food, Sainsbury's, KFC, and Boots, alongside a variety of independent shops, restaurants, and popular coffee brands such as Costa, Gail's, and Starbucks.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Left hand side and Middle	1,825	169.55	£30,000 /annum	Available
Ground - Right hand side	1,274	118.36	£22,000 /annum	Available
Ground - Whole	3,099	287.91	£45,000 /annum	Available
Total	**6,198**	**575.82**		

Terms

A new lease is available directly from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates, insurance and utilities.

The unit(s) are available on the following basis:

Left hand side - 1,825 sq. ft - £30,000 pa
Right hand side - 1,274 sq. ft - £22,000 pa
Whole - 3,099 sq. ft - £45,000 pa

Each party to be responsible for the payment of their own legal fees incurred in the letting.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 30/10/2026









