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PIZZA
PAPA JOHN'S

BETTER INGREDIENTS
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Fleet Hospital
Church
Point

Hotel

01252 816889

Interior DECISIONS

01252 816432

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PROMINENT CORNER RETAIL UNIT
1,107 sq. ft (102 sq m)

181 FLEET ROAD, FLEET GU51 3BL

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PIZZAS



CIA

- High Street Location
- Affluent Hampshire Town
- Potential A3/A5 Use Subject to Planning

LOCATION

The premises occupy a prominent corner position at the junction of the Fleet Road and Church Road. The premises are adjacent to Papa John's, KFC and Marks & Spencer. Other nearby occupiers include Sainsbury's, Iceland, Waitrose, Starbucks, Costa and McDonald's along with numerous other established local retailers.

DESCRIPTION

A lock up retail property located in busy central Fleet. The premises comprise the following approximate dimensions and net internal floor areas.

AREA		
Gross Frontage	16'6	5.03
Return Frontage	41'3	12.57
Internal Width	14'10	4.52
Shop Depth	76'7	23.34
Ground Floor	1,107 sq. ft	102.84 sq m

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£27,500 per annum exclusive

PLANNING

The premises have the benefit of Class E use. However, restaurant users need to apply for planning permission in regard to external extraction from kitchens.

LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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