



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

PROMINENT RETAIL UNIT
1,004 sq. ft (93 sq m)

183 FLEET ROAD, FLEET GU51 3BL

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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 shop located finished to shell & core condition in central Fleet. The premises comprise the following approximate dimensions and net internal floor areas:-

AREA		
Gross Frontage	16'3	4.95
Net Frontage	14'6	4.41
Internal Width	14'11	4.54
Shop Depth	71'	21.66
Ground Floor	1,004 sq. ft	93.28 sq m

TERMS

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

RENT

£25,000 per annum exclusive

PLANNING

We are verbally advised that the premises has potential for a change of use to Class A3 subject to planning.

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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