



Owen
Isherwood
CHARTERED SURVEYORS

INVESTMENT
OPPORTUNITY

RETAIL UNIT
838.8 Sq. ft (77.93 Sq m)

14 READING ROAD SOUTH, FLEET, GU52 7QL

LOCATION

The property is located just off Fleet Road and close to the intersection of Fleet Road and Reading Road South, close by there are other occupiers such as Herbies Pizza, Gurkha Inn and David French Furnishings. The Gurkha Square car park is located 0.1 miles away and the Harts Shopping Centre is located 0.3 miles away.

Fleet is situated in Hampshire, 35 miles Southwest of London. Fleet rail station offers direct services to London Waterloo. Fleet is located less than 3 miles from junction 4a of the M3.

DESCRIPTION

The property is a brick-built two storey building served by a pitched tiled roof. Internally the property presents well and is currently fit out to a good standard.

As you enter the premises there is full width retail area at the front section, as you move backwards through the shop this then reduces by half and runs to the rear wall as retail space. On the left-hand side there are two storage rooms and to the rear left there is the door to ancillary space which is a corridor giving access to a male and female WC and kitchenette. There is a rear access door allowing access to an external area at the rear accessed via St James Road, there is parking for one car and bin storage in this space.

TENURE

The premises is currently occupied on a new lease agreed March 2024 for a term of 15 years at a current passing rent of £13,000 per annum. This lease includes a Landlord friendly break on the 5th year of the term.

ACCOMMODATION

Retail Area	553.8 sq. ft	51.45 sq. m
Storage	145 sq. ft	13.47 sq. m
Rear WC's & Kitchenette	140 sq. ft	13.01 sq. m
Total	838.8 sq. ft	77.93 sq. m

EPC

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PRICE

£185,000

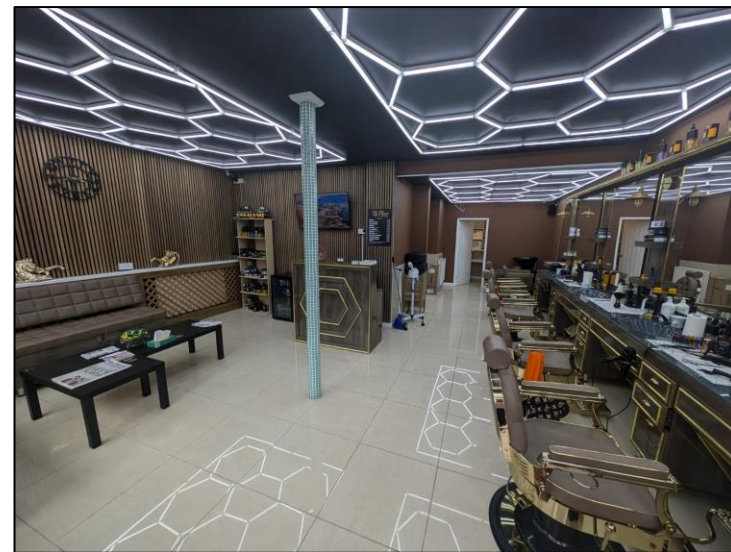
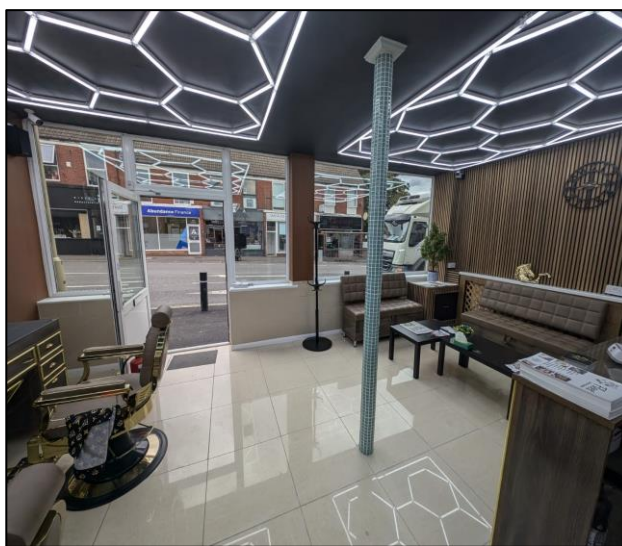
RATES

Rateable Value: £10,000

Rates Payable: £4,990

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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