

# Shop to let.

Fleet, 183 Fleet Road.

GU51 3BL.



Potential A3/A5 use - subject to planning.

Prominent corner position.

Close to Marks & Spencer.

## Contact.

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## Location.

The premises occupy a prominent corner position at the junction of Fleet Road and Church Road. The premises are adjacent to **Papa John's**, **KFC** and **Marks & Spencer**. Other nearby occupiers include **Sainsbury's**, **Iceland** and **McDonald's**.

## Accommodation.

Dimensions and net internal floor areas:-

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

## Business Rates.

**Rateable Value** £12,250

**UBR (2024/25)** 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 01252 622 122.

## Rent.

£25,000 per annum exclusive.

## Lease Terms.

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

## Planning.

We are verbally advised that the premises has potential for a change of use to Class A3 or A5, subject to planning.

## Specification.

Exact handover to be agreed.

## Energy Performance Certificate.

The property's EPC rating will be confirmed once the redevelopment works have completed.

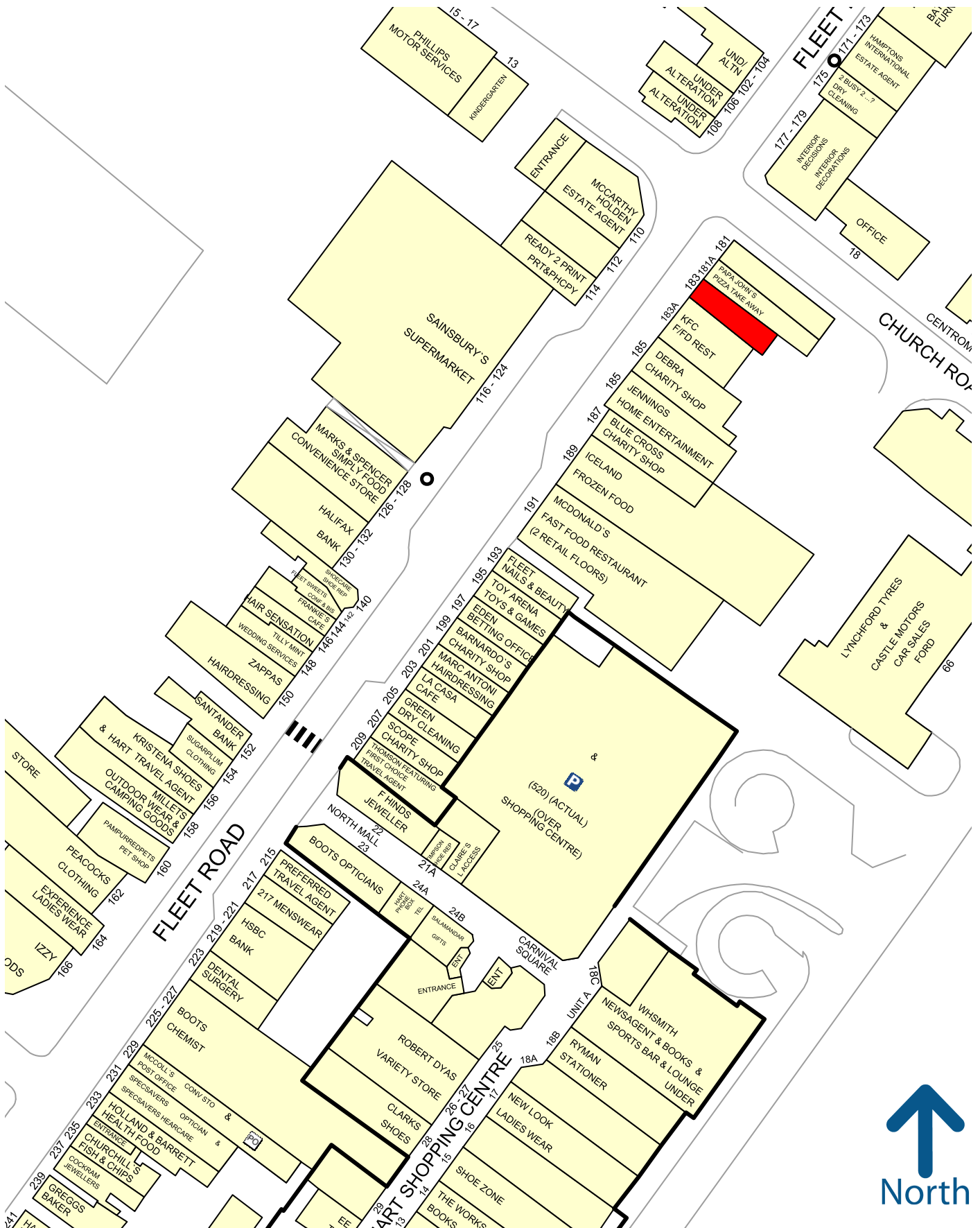
## Legal Costs.

Each party to be responsible for their own costs.

**Subject to Contract.**

March 2024

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