

Shop to let.

Fleet, 181 Fleet Road.

GU51 3BL.



Prominent corner unit.

On site parking available.

Potential for A3/A5 - subject to planning.

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

Business Rates.

Rateable Value To be assessed.

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

Rent.

£32,500pax.

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.

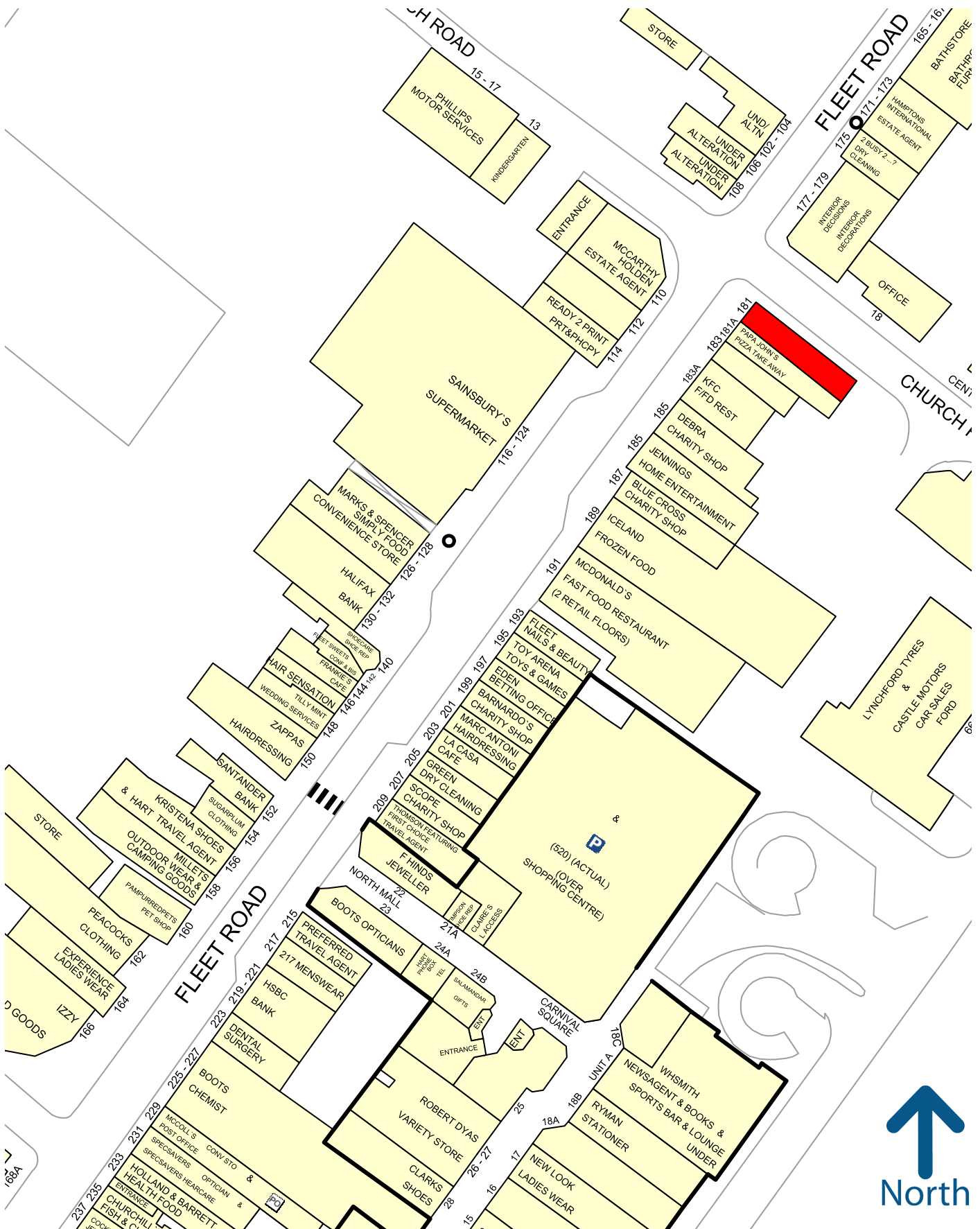
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2021

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