

Matthew Pellereau

Commercial Property Consultants

Tel: 01276 601791 E-mail matthew@matthewpellereau.co.uk
www.matthewpellereau.co.uk

Ref: R/1097

FLEET, HAMPSHIRE
SHOP/ OFFICE/ RESTAURANT/ WORKSHOP

89.92m² / 968 SQ FT

TO LET



ADDRESS:

349 FLEET ROAD, FLEET, HAMPSHIRE. GU51 3NT.

LOCATION:

The premises occupy a prominent trading location on the junction of Fleet Road and Reading Road South which is the major north/south vehicular thoroughfare through Fleet.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

These particulars are for guidance of intending purchasers or lessees only and do not constitute any part of an offer or contract. These details are given in good faith but should not be relied on as statements or representations of fact. No employee of Matthew Pellereau has any authority to make or give any representation or warranty.

DESCRIPTION: The property comprises a terraced ground & first floor office/ shop of brick construction of under a pitched roof. The most recent occupier was shop use which under the Use Classes changes from 1st September 2020 is now within Class E that includes shop, office, café, restaurant and light industrial uses but not takeaways.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the floor areas are as follows:

Ground Floor:	57.41 m ²	618 sq ft
First Floor:	<u>32.51 m²</u>	<u>350 sq ft</u>
Total Net Area:	89.92 m ²	968 sq ft

AMENITIES:

- * Carpeting throughout
- * WC and shower on the first floor
- * Access to rear parking area
- * Internal frontage: 16 Ft
- * Shop depth: 40 Ft
- * Electric Heaters / Dimplex Radiators

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

TERMS: The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT: The property is available at a commencing rental of £16,000 per annum exclusive of rates and VAT.

RATES: The Local Authority responsible for Business Rates is Hart District Council. Tel 01252 622122.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by prior appointment with the sole agents:-

Matthew Pellereau Limited

Tel: 01276 601791

Email: matthew@matthewpellereau.co.uk

www.matthewpellereau.co.uk

Energy Performance Certificate

Non-Domestic Building



349, Fleet Road
FLEET
GU51 3NT

Certificate Reference Number:
0940-2928-0342-6320-7020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	99
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	105.45

Benchmarks

Buildings similar to this one could have rating as follows:

25 If newly built

67 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.