

Matthew Pellereau

Commercial Property Consultants

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Ref: R/2003

FLEET, HAMPSHIRE
SHOP/ OFFICE/ RESTAURANT/ WORKSHOP
96.52m² / 1039 SQ FT
TO LET



ADDRESS: 343 FLEET ROAD, FLEET, HAMPSHIRE. GU51 3NT.

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

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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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.

DESCRIPTION: The property comprises a terraced ground & first floor accommodation of brick construction under a flat/pitched roof. Rear access to the car park which all occupiers and their customers can use.

USER: The most recent occupier was as a restaurant which under the Use Class Order changed from 1/9/2020 and is now within Class E that includes shop, offices, café, restaurant, light industrial, clinics, health centre, crèches, day nursery and gyms.

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

Ground Floor:	62.05 m ²	668 sq ft
First Floor:	<u>34.47 m²</u>	<u>371 sq ft</u>
Total Net Area:	96.52 m ²	1039 sq ft

AMENITIES:

- * Former tenant installed air-conditioning units.
- * 2 WC's on the first floor
- * Access to rear parking area
- * Internal frontage: 15/4 ft
- * Shop depth: 44/7 ft

(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 £18,000 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:-

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Energy performance certificate (EPC)

343 Fleet Road
FLEET
GU51 3NT

Energy rating

C

Valid until: 25 July 2032

Certificate number: 2173-7206-8330-9627-0889

Property type

Retail/Financial and Professional Services

Total floor area

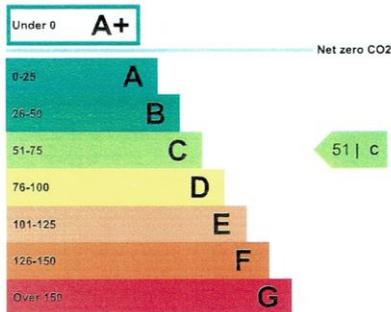
86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 | A

If typical of the existing stock

34 | B