

PROMINENT A1/A2 RETAIL UNIT SET WITHIN A BUSY TOWN CENTRE ROAD



TO LET

Potential for Hot Food Consent

935 ft² (86.85 m²)

7 Alexandra Road
Farnborough
Hampshire
GU14 6BU

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Land

- ▶ **Prominent Retail Unit – Potential for Hot Food Consent – Subject to Planning**
- ▶ **Rear Store and Office Area**
- ▶ **Potential for Alternative Uses** (subject to planning)
- ▶ **Kitchen and Toilet Facility**
- ▶ **Located in the heart of Fleet Town Centre**
- ▶ **Large Rear First come, first served Car Park giving access to load**
- ▶ **Located on local bus routes (bus stop outside!!)**
- ▶ **An approximate 15 minute walk to Fleet main line station**

LOCATION

The property is located to the South West end of Fleet Road, which is an excellent trading spot along this long, but very busy High Street serving Fleet Town Centre. The road has local bus services running through it, with a bus stop just outside the subject premises. Fleet is well known for it's main line railway station (Fast Train London Waterloo approx 40 minutes).

Nearby occupiers include Sainsburys Food Store, Marks & Spencers Food Store, Peacocks, Prezzo, Pizza Express, Waitrose supermarket as well as the High Street banks.

Infrastructure wise Fleet is well located between Junctions 4 and 4a of the M3 motorway which provides access to the M25 and Heathrow Airport. Neighbouring towns such as Farnborough and Camberley are easily accessible.



DESCRIPTION

The property comprises a terraced lock-up shop forming the ground floor of a three storey brick constructed building believed to have been built in the 1970's.



The building at the back extends to single storey and offers a useful amount of storage/office space to the rear of the building. Externally, we understand that the large car park to the rear is available to all tenants on a first come first served basis.



ACCOMMODATION

A floor area of approximately:-

| | | |
|---------------|-------|-----------|
| Shop Frontage | 16'1" | (4.93 m) |
| Built Depth | 60'4" | (18.42 m) |

Retail Area **935 ft² (86.85 m²)**

LEASE

Available on new lease terms, with length of term by agreement.

RENT

A rent of £19,750 pax.

VAT

We understand from our client that VAT will not be chargeable.

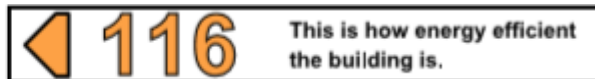
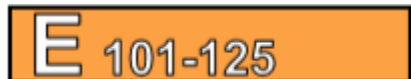
OCCUPATION

On completion of the legal formalities.

BUSINESS RATES

The Rateable Value for the property is £12,250, which computes to business rates payable of £6,01425, however, if this property is to be your only business premises then you can register for the small business rates relief which means you will only pay £501 per year (as quoted by Hart District Council). For more detailed information we advise that you contact the business rates department at Hart District Council on 01252 622122.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage

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REF No.

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