

RETAIL / RESIDENTIAL BUILDING FOR SALE FREEHOLD

OFFERS IN THE REGION OF £385,000

Total shop area 364 ft² (33.82 m²) with spacious
3 bedroom flat, rear access & outside store

4 KINGS ROAD, FLEET, HANTS GU51 3AD



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- ▶ **Located on the busy Kings Road**
- ▶ **Retail Unit – Ground & First Floor 3 Bedroom Flat**
- ▶ **Shop and Flat are becoming vacant**
- ▶ **Rear Store and Parking Space**

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commercial property consultants

LOCATION

Fleet is a small and affluent town in North East Hampshire, situated close to the Surrey/Berkshire borders. It is approximately 3 miles south of Junction 4a of the M3 is within a mile of the mainline railway station (Fast train to Waterloo approx. 40 minutes)

The subject property occupies a prominent position on Kings Road between the junctions with Clarence Road & Albert Street. Nearby occupiers include: Co Op, Chelsea kitchens & bathrooms, VapEr, Kings Dog Spar etc. Car parking is available in Kings Road and nearby roads.

DESCRIPTION

An older style brick built end of terrace. The property comprises two stories consisting of a ground floor retail shop and on the ground & first floor a three bedroom self-contained flat with front access.

ACCOMMODATION

Approximate floor areas as follow:-

Shop Internal Width	15' 10"	(4.83)
Shop Total Depth	25' 9"	(7.85)
Shop Area	364 ft ²	(33.82 m ²)
Ground/First Floor Flat	2 double bedrooms & 1 single bedroom, lounge, kitchen/breakfast room, shower room	

REAR ACCESS

The property has vehicle to the rear access and an outside store.

RATEABLE VALUES/RATES

Shop	=	£ 5,400 (Small Business Rates Qualification)
Ground/First Floor Flat	=	Council Tax Band B

FOR SALE FREEHOLD

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VAT

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

ENERGY PERFORMANCE CERTIFICATES (EPC)

Shop
TBC

Flat







LEGAL COSTS

Each party to pay their own legal costs in the matter.

FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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